

Raine&Horne® Commercial

MITCHELL
45-51 Grimwade Street

179 - 570 sqm

Prime Ground Floor Commercial Units in Mitchell

\$751,200

Discover a rare opportunity to acquire ground floor showroom/office units in the heart of Mitchell's bustling commercial precinct. These versatile spaces are ideal for both investors seeking entry-level assets and owner-occupiers looking to establish a presence in a high-demand area.

Unit Details:

- Unit 1 – 200sqm with roller door access – \$840,000 +GST
- Unit 3 – 179sqm – \$751,200 +GST
- Unit 4 – 191sqm – \$802,200 +GST.
- Total combined area: 570sqm.

Each unit can be sold separately.

Property ID	L35076556
Property Type	Industrial/Warehouse
Building / Floor Area	179 - 570

AGENT

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Stamp Duty exempt if sold separately*

Property Features:

- Strategically positioned with easy access to Flemington Road, Gungahlin Drive, Tram line, and the Barton Highway.
- Just a 15-minute drive to Canberra's CBD.
- Located within a 2-minute walk to the Mitchell Retail Centre, offering convenience for staff and clients.
- Ground floor units with NBN connectivity.
- Combination of open-plan and private office spaces.
- On-site car parking available.
- Separate amenities including kitchen and storage areas.
- Close proximity to retail and dining options.
- Ideal for businesses seeking a strategic location with high visibility.
- Flexible spaces suitable for various commercial uses.

For further information or to arrange an inspection, please contact the team at Raine & Horne Commercial Canberra.