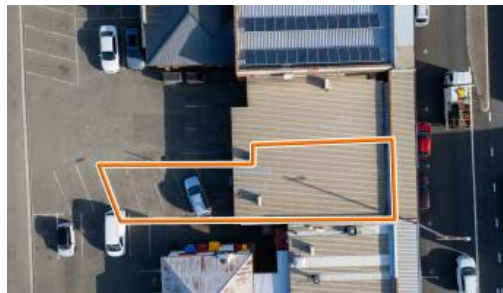


Under Contract



## PRIME POSITION KINGS MEADOWS COMMERCIAL BUILDING VACANT POSSESSION O/O \$429,000

Explore this exclusive commercial investment opportunity!

Unleash your creativity by owning a commercial property ripe for transformation. Currently trading as Gavin Kelly's Menswear circa 2000.

Featuring prime main road frontage and a central location, this shop offers endless possibilities pending council approval. Whether you envision it as a retail operation, office, food outlet or any usage for that matter. The General Business zoning opens doors to diverse ventures.

Excellent presentation with modern led lights in the store. Convenient access from both Hobart Road and the rear car park enhances its appeal, the owner has operated a highly success business for almost 24 years.

New owners have the flexibility to utilize the shop for their own business or capitalize on rental income by leasing it out.

The sky's the limit for savvy investors looking to make their mark.

Current Outgoings (approx)

Water rates \$856.00 per annum

Land tax \$814.77 per annum

Council rates \$1,991.74 per annum

Insurance \$1,050.61 per annum

 3  83 m2

<b>Price</b>	O/O \$429,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	1522
<b>Land Area</b>	83 m2
<b>Office Area</b>	1 m2
<b>Warehouse Area</b>	82 m2

### AGENT DETAILS

Praveen Pant - 0432 256 682

Paul Scott - 0477771098

### OFFICE DETAILS

Tasmanian Business and Property  
Sales

31 Ence Dr St Leonards, TAS,  
7250 Australia  
0432256682



Building size approx 83.2 m2

Floor size approx. 66 m2

An inspection of this low-maintenance investment is highly recommended.

Please call Praveen Pant on 0432 256 682 or Paul Scott on 0477 771 098  
or email pauls@tasbps.com.au/ praveenp@tasbps.com.au

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