

Just Listed

MEADOW MEWS

118 HOBART ROAD

118C Hobart Rd, Kings Meadows



## KINGS MEADOWS PRIME COMMERCIAL ENTRY LEVEL INVESTMENT OPPORTUNITY, TENANT PAYS OUTGOINGS O/O \$465,000

Prime Kings Meadows Commercial Investment!!

An excellent opportunity to secure a well-presented investment in one of Launceston's busiest suburban centres.

The property is currently occupied and operated as an Indian grocery shop, with a secure lease in place — 2 years remaining and 2 further options of 3 years each. This provides investors with a steady income stream and strong tenant commitment.

Enjoying prime main road frontage on Hobart Road and convenient access from the rear car park, the property benefits from high visibility and strong customer flow.

The building has been upgraded with new flooring and 18 solar panels, ensuring ongoing efficiency and minimal maintenance.

Zoned General Business, it offers flexibility for a wide range of future uses (STCA).

Investment highlights:

Price OFFERS OVER  
\$465,000

Property Type Commercial

Property ID 2071

Office Area 1 m2

### AGENT DETAILS

Paul Scott - 0477771098

Praveen Pant - 0432 256 682

### OFFICE DETAILS

Tasmanian Business and Property Sales

31 Ence Dr St Leonards, TAS,

7250 Australia

0432256682



Tenant pays all outgoings (except building insurance)

Secure lease: 2 years remaining + 2 x 3-year options

Prime exposure and dual access

Building area approx. 83.2 m<sup>2</sup>

Floor area approx. 66 m<sup>2</sup>

Modern improvements: new floors, 18 solar panels

Outgoings (approx. p.a.):

Water rates \$1,105.85

Land tax \$930.72

Council rates \$2,061.40

Insurance \$1,611.66 (building insurance paid by the landlord).

A rare chance to acquire a low-maintenance investment in a sought-after commercial precinct.

For further information or to arrange an inspection, please contact:  
Paul Scott 0477 771 098 | pauls@tasbps.com.au or Praveen Pant 0432 256 682

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Please Note: All figures quoted are approximate.

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