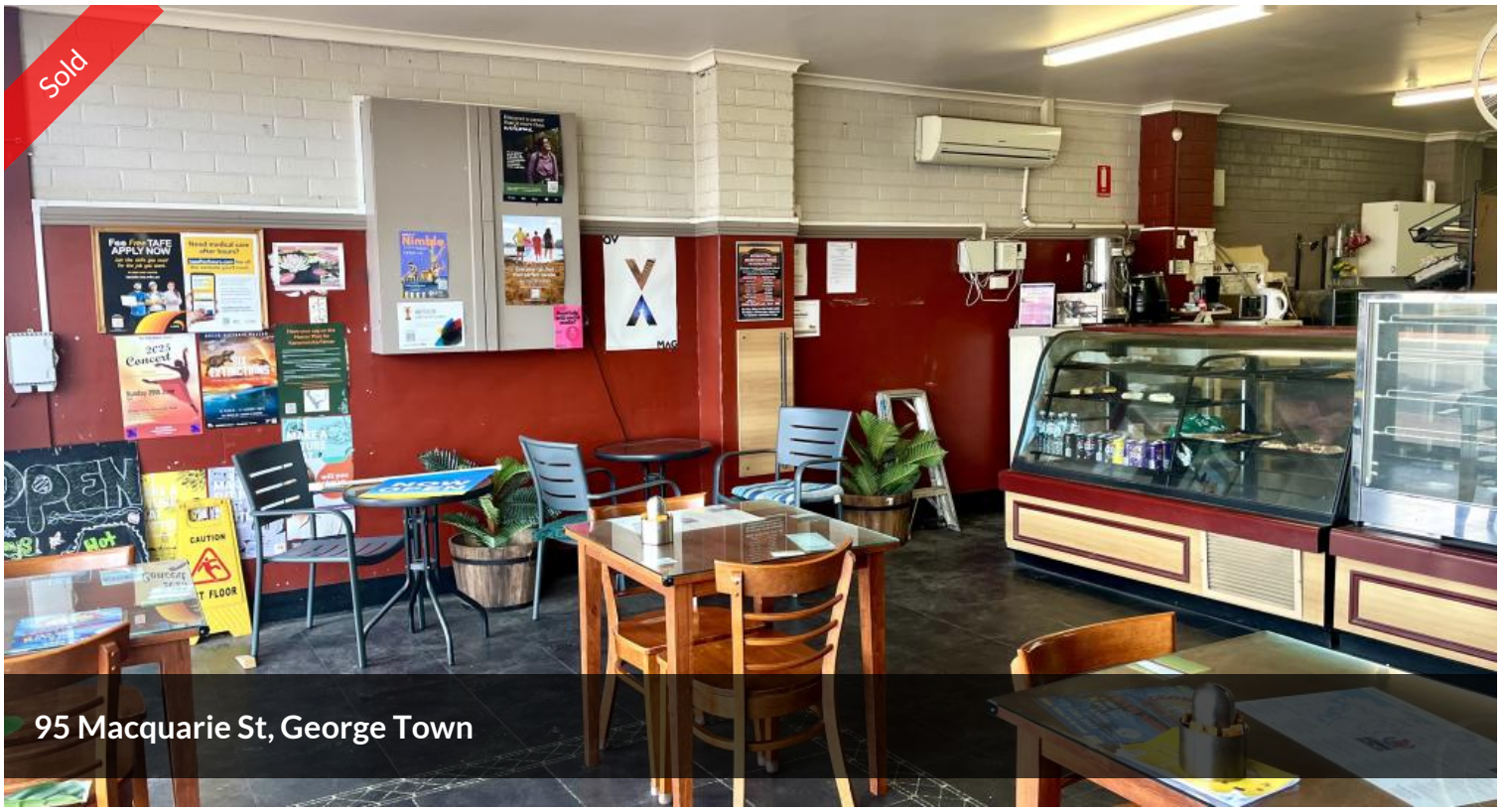








FREEHOLD PROPERTY SALE GEORGE TOWN BLANK CANVAS VENDOR FINANCE AVAILABLE

Rare Freehold Commercial Opportunity – George Town, Tasmania

An excellent opportunity to secure a freestanding commercial property in the heart of George Town – ideal for investors or owner-operators alike.

Zoned General Business, this solid double-brick premises has been home to the well-known Oven Bakery for over 40 years. Currently operating just 4 days per week as a semi-retirement venture by the landlord, the site presents untapped potential for new business activity.

Built in the 1970s, the building enjoys strong street presence, high visibility to passing traffic, and ample on-street parking. It's well-suited for a bakery, café, restaurant (STCA) or any retail business.

Property Highlights:

Freestanding double-brick building on a prominent site

Zoned General Business – versatile usage (STCA)

Estimated rental income: $365–$400 per week

Potential net yield of over 6%

Seating for approx. 12–15 customers

Indoor space includes:

Price	SOLD
Property Type	Business
Property ID	2077

AGENT DETAILS

Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property Sales
31 Encee Dr St Leonards, TAS, 7250 Australia
0432256682

1x split system air conditioner

NBN connected

3-phase power

1x walk-in cool room

Commercial-grade vinyl flooring

Outgoings:

Council Rates: $1,419 p.a.

Water Rates: $574 per quarter

Building Insurance: $4,085 p.a.

This is a smart buy for anyone seeking an affordable entry into commercial property ownership, or a great addition to an existing portfolio. With strong rental appeal and future growth potential, opportunities like this are becoming harder to find.

Property is being sold on a walk in walk out basis or as a vacant building, depending on the price offered.

Act fast – contact us today for more information or to arrange an inspection.
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

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF.

Please Note: All figures quoted are approximate.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.