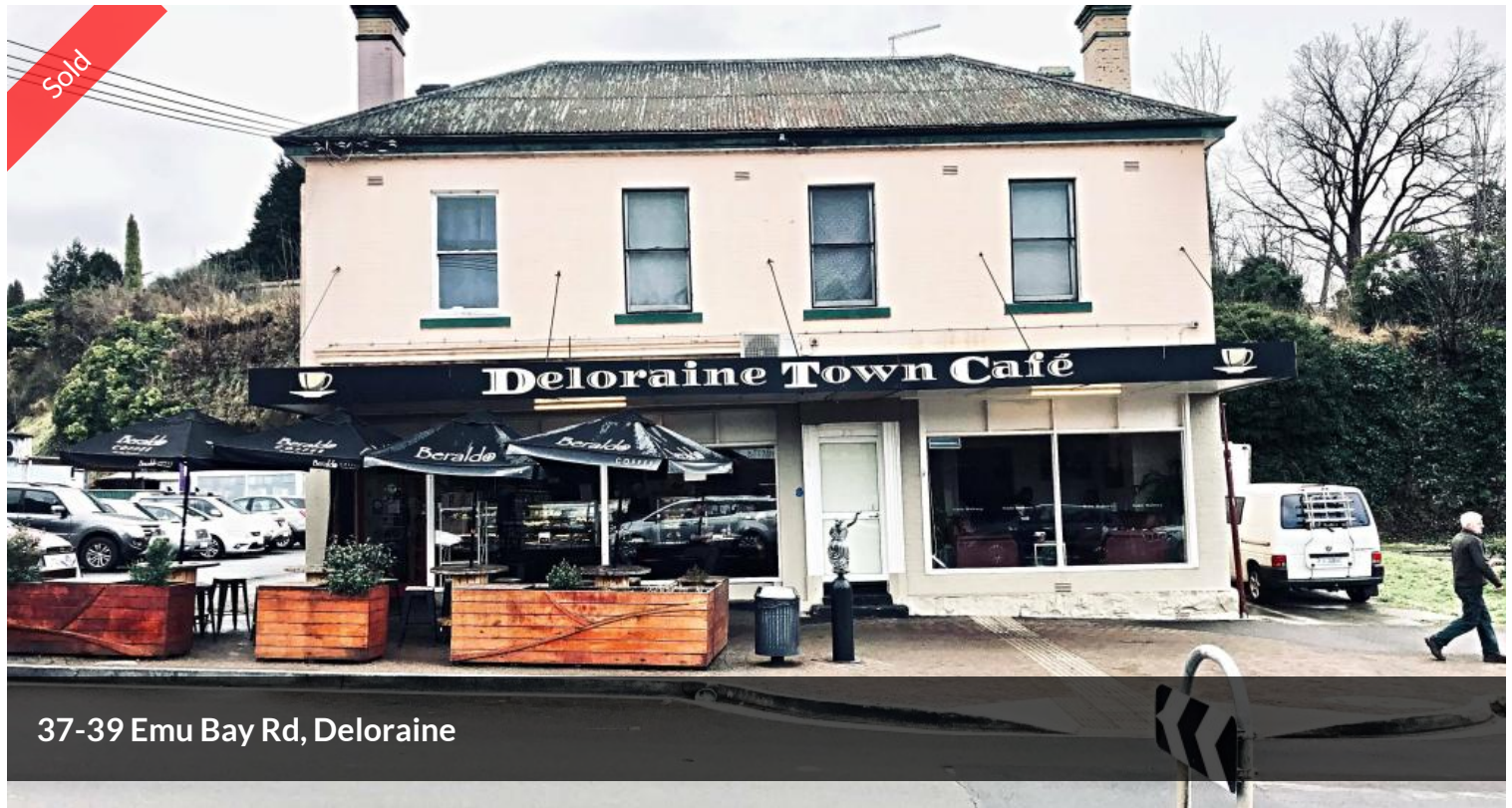




37-39 Emu Bay Rd, Deloraine



PASSIVE INVESTMENT DELORAIN 3 TENANTS ROI 10%+

A RARE OFFERING IN DELORAIN, TASMANIA Priced to SELL!

Passive investment sale only, business is not for sale.

Three tenancies- Established bakery, retail shop and the apartment. Only bakery in town generating approx \$1.5 million turnover in 2025 F/Y.

Located on a large block, on a busy commercial strip, this is an excellent passive investment.

There is parking space for about 7 vehicles.

Certificate of Title Reference (Volume/Folio) 250999/1

PID- 6261674

Total Area 1110 sqm

Planning Zones- General Business

Gross Rental Income-\$99,800 pa+gst Tenant pays all outgoings, landlord pays building insurance.

Enquire today for a confidential discussion, information will be supplied to qualified buyers only. Do not hesitate to contact Praveen Pant on 0432 256 682 or contact Paul Scott on 0477 771 098 email: pauls@tasbps.com.au.

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY

Price	SOLD
Property Type	Commercial
Property ID	2123
Office Area	1 m2
Warehouse 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



UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY
ANYONE ON HIS/HER BEHALF.

NOTE: All figures 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.