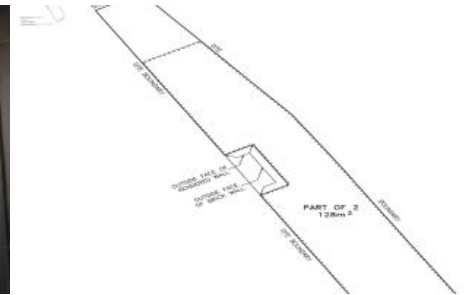




Unit 1, 88 Elizabeth Street, Launceston



ENTRY LEVEL PASSIVE INVESTMENT RARE CBD SITE FOR SALE FIRST TO OFFER \$285,000 TENANTED INVESTMENT ONLY

Exclusive opportunity to gain an entry into one of Launceston's actively developing and growing, yet tightly held city blocks.

The original 1880 terrace building was fully re-developed in 2014/15 resulting in a strata titled offering comprising a separate residential apartment upstairs, and this well-appointed ground level retail/office space comprising 60 sq/m for sale.

Whole building was completely rewired and replumbed in 2014/15, and a new kitchen and bathroom were added to the property.

Current owner originally had the space carpeted and in recent times replaced the reverse cycle air conditioner, meaning that there is absolutely nothing to spend.

Currently leased to a well-established local business and ultra reliable tenant, Art Stretchers Tasmania, for \$17,400 (exc GST) per annum plus outgoings.

First to offer \$285,000 as tenanted investment.

Price FIRST TO OFFER
\$285,000

Property Type Business

Property ID 2132

AGENT DETAILS

Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property Sales

31 Encee Dr St Leonards, TAS,
7250 Australia
0432256682



Contact Paul Scott on email 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, some photos are generic

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.