

Under contract



2 Main Street, Currie



BLUE CHIP TENANCY KING ISLAND FREEHOLD INVESTMENT NET ROI 7.73% OFFERS OVER \$599,000

An exceptional opportunity to secure a freehold commercial investment underpinned by a major Australian banking institution.

The tenant has operated from this site for more than 50 years, providing a strong history of occupancy and a proven trading location. With only one bank operating on King Island, this property offers a unique investment proposition with a strong local presence.

The property is leased on a 3 + 3 + 3 years lease structure, providing the investor with a potentially long-term income stream. The tenant pays all outgoings, including building insurance, providing a low-maintenance investment for the owner.

PROPERTY HIGHLIGHTS

Major Australian bank tenant

Construction circa 1996

Tenant operating from the building for 50+ years

Only bank on King Island

3 + 3 + 3 years lease structure

Tenant pays all outgoings, including building insurance

Excellent return on investment 7.73% net

Significant capital expenditure undertaken by the current owner, including

Price	OFFERS OVER \$599,000 NO GST
Property Type	Business
Property ID	2187

AGENT DETAILS

Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property Sales

31 Ence Dr St Leonards, TAS,
7250 Australia
0432256682



new renovations, painting and maintenance
Low-maintenance, income-producing freehold investment
Building-260 sqm approx
Land-337 sqm approx

For investors seeking a secure, established commercial tenancy with no landlord outgoings, this property presents an opportunity to acquire a well-established asset in one of Tasmania's unique regional markets.

The combination of a major Australian bank tenant, more than six decades of occupancy, a long lease structure and tenant-paid outgoings makes this an investment worthy of serious consideration.

Enquire today to receive the Information Memorandum and further details.
Enquire today with Certified Practising Business Broker
praveenp@tasbps.com.au or Praveen Pant 0432 256 682

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS
AND ENQUIRIES IN RELATION TO THE PROPERTY 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.

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