UNDER CONTRACT

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
Contruction 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 roof renovations, painting and maintenance

337m2

Price	OFFERS OVER $599,000 NO GST
Property Type	Commercial
Property ID	2188
Land Area	337 m2
Office Area	260 m2

AGENT DETAILS

Praveen Pant - 0432 256 682

OFFICE DETAILS

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

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.

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.