



HIGHLY SOUGHT AFTER BRISBANE ST LAUNCESTON PASSIVE INVESTMENT WITH UPSIDE O/O \$735,000

This well constructed, prominent location, enjoys an excellent tenant (pays rent well in advance) who has approximately 2 years left on existing lease and a further 2 x 3 year options.

Land size 129m² and a building area of 223m², solid brick and concrete construction. The two floors are separated by a concrete slab.

Tenant pays portion of outgoings with the exception of building insurance, the rent as of the 1/7/2027 will be \$700 per week, plus outgoings and gst.

Upside, wealth creation, by strata titling, would make a brilliant town house. (STCA)

The existing lease allows for the landlord to resume the first floor upon request, extend the 1st floor entrance to Brisbane St, retain a ground floor area at the rear for a lift. There is rear access, via a laneway.

Under the "Urban Mixed Use" zoning, STCA the first floor could have commercial or residential usage.

A rare chance to acquire a low-maintenance investment in a CBD location.

For further information on this exciting and rare CBD investment, contact Praveen Pant on 0432 256 682 or email praveenp@tasbps.com.au

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

Price Offers over
\$735,000

Property Type Business

Property ID 2189

AGENT DETAILS

Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property
Sales

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ANYONE ON HIS/HER BEHALF. Please note: All figures quoted are
approximate.

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