



209 Meander Valley Rd, Travellers Rest



## 2.91 HA COMMERCIAL LAND TRAVELLERS REST TASMANIA PASSIVE INCOME>\$93K PRICE DROP

### Price Drop

Highly visible in prominent position on the Bass Highway slip road, 209 Meander Valley Road, which is central and convenient to all Tasmanian town and cities.

Currently there are 9 or more tenants, shed size approx 500m<sup>2</sup> with 3 phase power, solar panels, office and retail area.

Three other sheds, 1 x 26m x 8m and 2 x 15 mx10 m only a couple of years old, fully fenced, with 3 phase power on. Comfortable self-contained care takers cottage.

There is surplus land for further development, ideal for self-storage, distribution, sales and non intrusive trade related businesses, stca.

Currently passive income in-excess of \$93,000, with definite scope to be increased.

This is a wealth creation property, astute buyers will appreciate the potential.

If you have been looking for a profitable & easy to manage business, then contact Business Brokers Praveen Pant on 0432 256 682 or Paul Scott on 0477 771 098 or email pauls@tasbps.com.au/ praveenp@tasbps.com.au  
INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS

7.19 ac

**Price** Between \$1.65 million - \$1.75 million

**Property Type** Commercial

**Property ID** 855

**Land Area** 7.19 ac

**Office Area** 1 m<sup>2</sup>

### AGENT DETAILS

Paul Scott - 0477771098

Praveen Pant - 0432 256 682

### OFFICE DETAILS

Tasmanian Business and Property Sales

31 Ence Dr St Leonards, TAS,

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