



For Sale

Location: **TAS**
Asking: **Offers over \$799,000**
Type: **Services-Other**

Premium Passive Investment Site With Established Tenant Harcourts and A Cafe Nth Tasmania

Call To Arms High Exposure Location

Secure a standout passive investment in the heart of George Town, offering a strong gross yield of approximately 7.09% and rental income of approx. \$56,764 per annum from two established tenants.

Positioned in a high-exposure location, this property sits at the forefront of the town's evolving commercial landscape. With ongoing subdivisions and new developments in the area, George Town continues to grow making now an ideal time to invest and benefit from future upside.

The current owners have completed extensive capital improvements, providing added confidence and reduced near-term expenditure, including:

- Recently installed grease trap
- Rebuilt rear wall
- Roof replacement
- Ducted air conditioning servicing the office area

Set across two separate titles, the property offers flexibility and future potential to sell individually or maximise value.

Property Highlights:

Land Size: Approx. 278sqm

Floor Area (Harcourts Office): 126sqm

Floor Area (Cafe): 91.5sqm

Established tenant providing immediate passive income

Gross Yield: Approx. 7.09%

Contact:

Paul Scott
or [0477 771 098](tel:0477771098)

aubizbuysell.com.au/132314

Business Brokers Network
Australia
Broker Ref: 25649



Annual Rental Income: Approx. \$56,764

Zoning: General Business

Opportunities combining secure income, strong yield, and future flexibility are rarely offered to market.

Enquire today to secure this exceptional investment.

Contact Paul Scott 0477771098 or email pauls@businessbrokersnetwork.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