



68 Emmett Street, SMITHTON, TAS 7330

Freehold Investment With Long Term Tenant 5.4% ROI

An excellent freehold investment opportunity on the main street in Smithton.

This is a solid building, originally a bank, with a solid tenant. Leased till 28/02/2025 with a +3 +3 agreement in place. Currently giving you a return on your investment of 5.4%.

The building has 4 near new air conditioning units, new carpet and new spouting.

Currently set up with 11 office spaces, 2 toilets and a large kitchen and dining room. Positioned next to the IGA in Emmett Street the building is 327m2 and has a courtyard on either side as well as seating areas.

This represents an easy, low maintenance investment with a blue-chip tenant. With a return like this why would you leave your money in the bank?

For more information please call Kathleen Gee

- Commercial Type:
- Building Area: 327.00 square metres

TYPE: For Sale

INTERNET ID: 21445839

SALE DETAILS

\$470,000 - \$510,000

CONTACT DETAILS

Elders Towns Shearing

58 Elizabeth Street

Launceston, TAS

03 6334 3484

Kathleen Gee

0466 679 668







