



1 Arnold Street, PENGUIN, TAS 7316

SMALL COMMERCIAL BUILDING FOR SALE, FANTASTIC OPPORTUNITY FOR INVESTORS

An outstanding entry-level commercial investment in the heart of Penguin, securely leased to a respected local business.

The current lease started on the 4th March 2024 â## 3rd March 2025

The tenant is now in the first year of their 3-year option 4th March â## 3rd March 2028 then has 3eayr + 3 year options. With the tenant responsible for all statutory outgoings, providing a genuine net return and minimal landlord involvement.

Well-presented throughout and a quality fit-out, this low-maintenance asset delivers stability, simplicity and strong investment fundamentals.

Set only metres from Penguin's main street and popular market precinct, this well presented 70.47m2 (approx. total) commercial building suits an office or shop front, with approximately 51.33m2 shop area.

The large front windows allow for great window display.

There is a toilet, kitchenette, rear storage area.

- Central CBD fringe position

TYPE: For Sale

INTERNET ID: 83P1664

CONTACT DETAILS

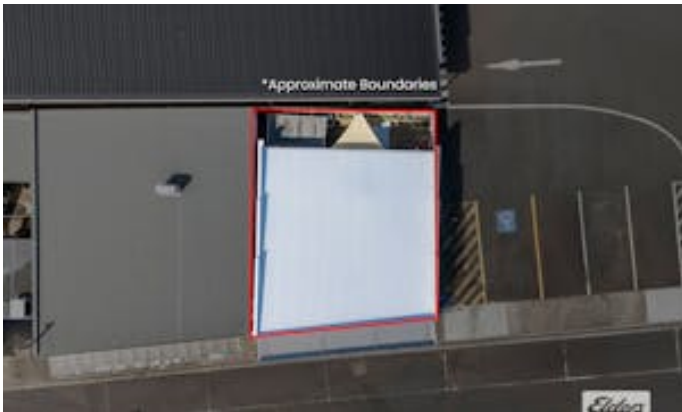
Sales & Rentals

60 Reibey Street
ULVERSTONE, TAS
03 6425 2722

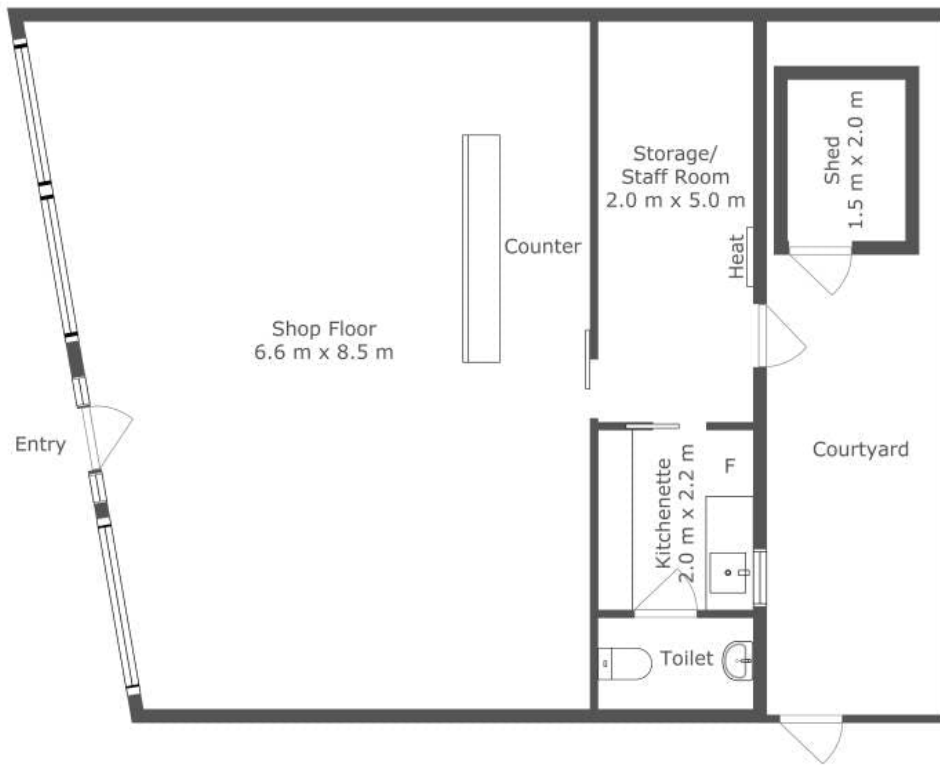
Brent Fielding
0438 282 995

- Fully tenanted 3 + 3 + 3 Options
- Roof recently replaced
- Rent is reviewed annually by CPI
- Current rent \$1015 per calendar month (GST not applicable)
- Ideal low-maintenance addition to any investment portfolio
 - Land Area 99.00 square metres
 - Commercial Type:
 - Building Area: 70.00 square metres
 - Zoning: Commercial









1 Arnold Street, Penguin

This floor plan sketch is to be used as a guide only and is not to scale.
All dimensions listed are approximate.

Total approx floor size: 77 sq m. (Excl. Courtyard, Shed)

