



73 Wellington Street, LONGFORD, TAS 7301

Large-Scale Commercial Holding with Development Upside

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.



Elders Commercial is pleased to present to market a landmark opportunity in the heart of Tasmania's Northern Midlands and Agribusiness capital, 73 Wellington Street, Longford.

Prominently positioned on one of the town's main thoroughfares, this commanding 19th-century Victorian-era building has a strong trading history, formerly the town's supermarket, then Mitre 10 and now home of Tas Mulch.

The property is being offered with vacant possession.

Key property features include:

- Substantial building with over 1,200sqm\* of lettable area, well suited to large format retail or bulky goods sales. The first floor could be repurposed into office or retail space.
- Large landholding of 9,215sqm\*, providing scope for further development or hardstand/display use.
- Prominent location on one of Longford's main thoroughfares with good exposure and frontage.
- Longford is a growing regional town with continued infrastructure investment and population growth. Longford is considered to be the agribusiness capital of Tasmania.
- The premises has a strong trading history, formerly the home to the Local supermarket, Mitre 10 and now Tas Mulch.
- Flexible 'General Business' zoning allowing a variety of uses.
- The location and zoning present a good redevelopment or repositioning opportunity for investors, developers or owner-occupiers seeking to capitalise on Longford's growth trajectory.

The property is for sale by offer.

please contact Fletcher Seymour or Rodney Rawlings for more information or to arrange an inspection.

- Commercial Type:
- Building Area: 1,417.00 square metre
- Zoning: Central Business

**TYPE:** For Sale

**INTERNET ID:** SU114364

**SALE DETAILS**

**Contact Agent**

**CONTACT DETAILS**

**SURGA Launceston**

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