



34-38 Albert Road, MOONAH, TAS 7009

High-Profile Corner Investment – Secure Net Lease to Nationally Recognised Retail Brand

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 Tasmania is pleased to present to market an outstanding retail investment opportunity at 34 Albert Road, Moonah. This high-exposure freehold occupies a commanding corner position just 6 km* north of Hobart's CBD and is leased by a nationally recognised tenant, Choices Flooring, on a new 7-year lease.

Comprising an approximate NLA of 530 sqm*** across two levels including showroom, warehouse and mezzanine office, the building provides highly functional commercial accommodation, plus carparking.

This property is zoned General Business under the Tasmanian Planning Scheme (Glenorchy LPS). It is located in Moonah's commercial area and is surrounded by major retailers, bulky goods operators, and service businesses.

Key Selling Points;

- 519 sqm* site on a prime corner location in central Moonah
- Occupied for over 30 years by a nationally recognised tenant, Choices Flooring, on a new 7-year lease term.
- 530sqm*** of NLA, comprising showroom, warehouse and mezzanine office
- 2 x 5 year options through to 2042
- Tenant pays all statutory outgoings, including Land Tax, Council Rates and Tas Water
- Excellent lease covenant with market review at exercise of option
- Zoned General Business, offering strong commercial versatility
- Surrounded by national occupiers including Woolworths, Harris Scarfe, CBA & Harvey Norman
- Just 6 km from the Hobart CBD*, with excellent arterial connectivity
- Net annual rental of \$110,000 + GST**, with annual increases of 3.5%.

The property is for sale by Expressions of Interest closing Thursday 18th September 2025 at 4pm AEST

For further information or to arrange an inspection please contact the exclusive selling agents.

*Approximately

**Before owner outgoings

***Per the floorplan provided

- Land Area 519.00 square metres
- Commercial Type:
- Building Area: 530.00 square metres

TYPE: For Sale

INTERNET ID: SU114442

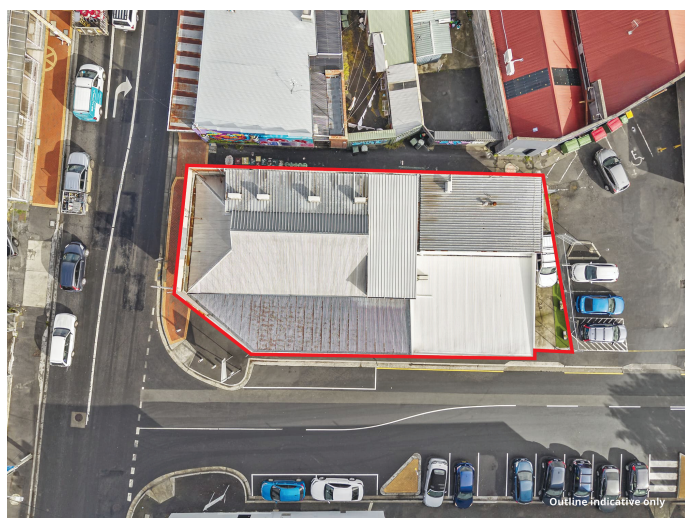
CONTACT DETAILS

SURGA Hobart

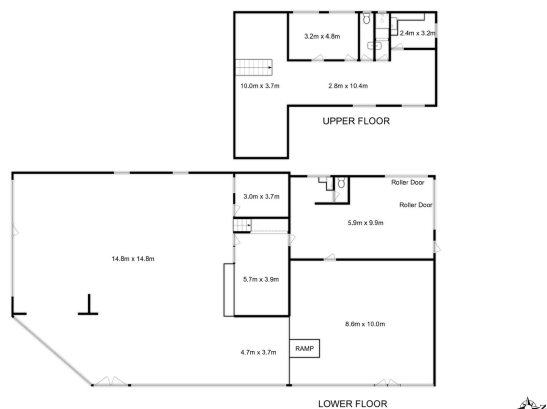
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Total Approx. Floor Area : 530 sqm

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
Produced by Open2view.com