

## 121 Gormanston Road, DERWENT PARK, TAS 7009

Affordable industrial unit in popular precinct

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 for sale Unit 4, 121 Gormanston Road, Derwent Park - a quality strata-titled industrial holding within one of Hobart's most consistently high-performing industrial precincts.

Positioned just 10 minutes\* from the Hobart CBD, the property offers seamless access to key arterial routes including the Brooker Highway, providing optimal connectivity to Greater Hobart and key freight corridors throughout Southern Tasmania.

Comprising 255 sqm\* of adaptable industrial improvements, the property features a high-clearance workshop with roller door access, 120 sqm\* mezzanine storage, and a modern 35 sqm\* office/reception area. With vacant possession offered, the opportunity is ideal for owner occupiers or investors seeking to secure an asset in a supply-constrained market.

Affordable, functional, low-maintenance, and securely constructed, this property will appeal to a wide range of trade, logistics, and light manufacturing users.

The property is for sale by offers over \$500,000 plus GST.

For more information contact Liam Coyle 0407 868 370.

\*Approximate

- Commercial Type:
- Building Area: 255.00 square metres
- Zoning: General Industrial

**TYPE:** Under Contract

**INTERNET ID:** SU114602

**SALE DETAILS**

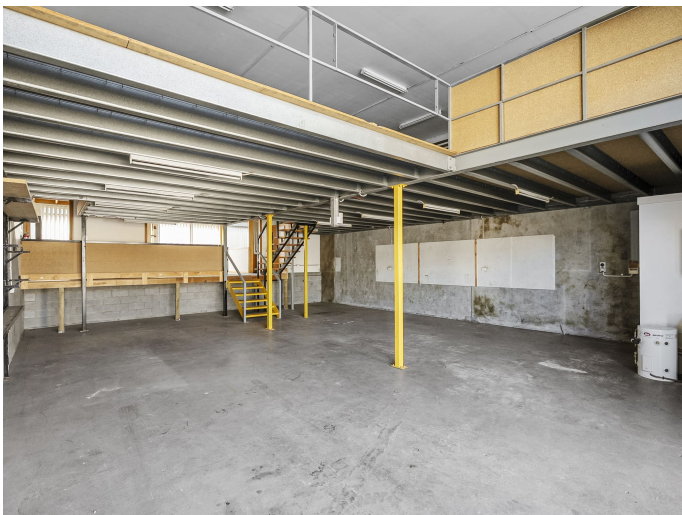
**For sale by offers over  
\$500,000 + GST**

**CONTACT DETAILS**

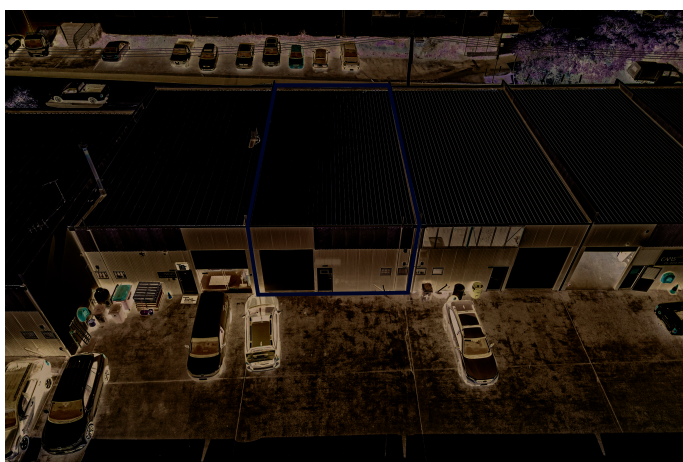
**SURGA Hobart**  
5 Victoria Street  
HOBART, TAS  
03 6220 6999

**Liam Coyle**  
0407 868 370













Total Approx. Floor Area : 255 sqm

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