



29 Main Road, WIVENHOE, TAS 7320

Multi-tenanted Investment - Strong net return

Elders Commercial jointly with RWC Tasmania are pleased to offer to the market this multi-tenanted, mixed-use investment located in Wivenhoe, in Tasmania's thriving North West region.

TYPE: For Sale

INTERNET ID: SU114713

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.

The property is 100% leased to four (4) mixed-use tenants, anchored by well-known local hospitality operator, Leonardo's. The property has a passing net rental of \$152,942* + GST, with tenants responsible for all statutory outgoings.

Key Property Highlights:

- Substantial 1,411 sqm* 'Local Business' allotment, with dual street access, 22* on-site car parks and key Bass Highway exposure.
- Diverse mix of tenant's - Restaurant (Leonardo's), Hair Salon (Immerse Hair Studio), Chiropractor (Burnie Bayside Chiropractic) and a Residential apartment, all contained within a gross building area of 658 sqm*
- Net income of \$152,942* per annum + GST with all commercial tenants on annual fixed 5% increases providing guaranteed rental growth.
- Net leases - Commercial tenants pay all Council rates, land tax, TasWater and building insurance.
- Premium main road location with excellent exposure to Bass Highway, close to Bunnings, Nubco, Reece Plumbing, residential and various mixed-use assets (all within 2 km*)
- Burnie: Second largest City on the North-West of Tasmania and home to one of the State's key deep-water ports and Tasmania's largest general cargo port. Burnie is fast becoming the epicentre of proposed renewable energy projects with recent project announcements relating to Marinus Link, Robbins Island/Jim's Plain Wind Farms and the proposed HIF Tasmania e-Fuel Facility.

The property is for sale via Private Treaty offers in excess of \$2,250,000 indicating strong 6.79% net return*.

For further details, please contact Elders Commercial or RWC Tasmania.

*Approximately

- Land Area 1,411.00 square metre
- Commercial Type:
- Building Area: 658.00 square metres
- Zoning: Local Business

SALE DETAILS

Offers in excess of
\$2,250,000

CONTACT DETAILS

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