

## 10 Wellington Street, SOUTH BURNIE, TAS 7320

South Burnie Rarity ~ Versatility Plus!

Elders Commercial presents a rare opportunity to secure a versatile showroom/warehouse in the tightly held precinct of South Burnie, positioned just 245 m\* from the Bass Highway and 1.2 km\* from the Burnie CBD. This property offers excellent exposure and accessibility. Key highlights include:

**TYPE:** For Sale  
**INTERNET ID:** SU114728  
**SALE DETAILS**

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.



- Single-level building ~ 440 sqm\* GBA
- 539 sqm\* site zoned â##Commercialâ##
- Modern open-plan office/showroom space
- Staff amenities
- Warehouse with street access
- Off-street parking for four\* vehicles
- 9.9 kW\* solar system

**\$699,000 + GST**

**CONTACT DETAILS**

**SURGA Devonport**  
4 Stewart Street  
DEVONPORT, TAS  
03 6424 3568

**Clinton O'Keefe**  
0419 610 877

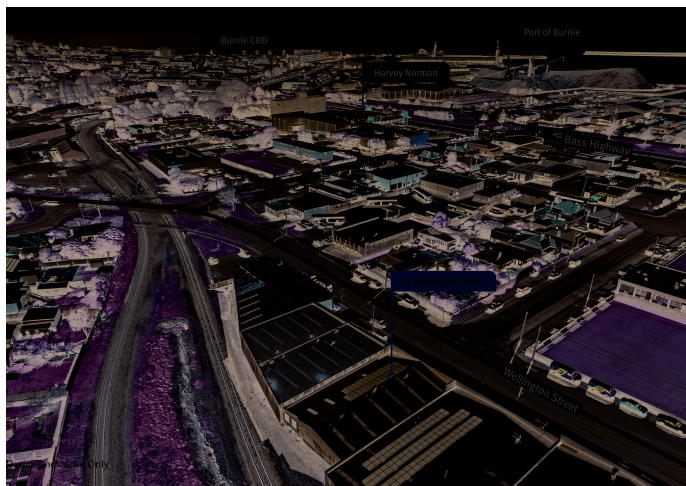
South Burnie is a well-established showroom, warehouse, trade sales and large format retail precinct, with unparalleled access to the Bass Highway and CBD.

10 Wellington Street is ideal for owner occupiers or investors looking to acquire and tenant and is offered for sale by Private Treaty at \$699,000 + GST. For further details or to arrange an inspection, please contact Elders Commercial.

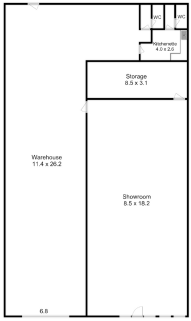
\*Approximately

- Land Area 539.00 square metres
- Commercial Type:
- Building Area: 440.00 square metres
- Zoning: Commercial









10 Wellington St, South Burnie

Total Floor Area - 420m<sup>2</sup>