



100 Alexander Street, SHEARWATER, TAS 7307

Ultra Rare Triple Net Lease to 2036 + Options to 2061

Elders Commercial in conjunction with Burgess Rawson from CBRE are pleased to offer to market 'United Petroleum' at 100 Alexander Street, Shearwater, TAS for sale by

TYPE: Auction

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.

Investment Portfolio Auction at 10.30 am (AEDT) Wednesday 22 October 2025 at the Crown Casino, Melbourne.

The property has the following key investment highlights:

- One of the most exceptional & rare service station leases to hit the market - first offering of its kind in Tas since 2022!
- Twenty (20) year triple net lease to 2036 plus options (10 + 5 + 5 + 5) through to 2061
- United Petroleum: One of Australia's largest & fastest growing independent fuel retailers with > 500 sites nationally (1)
- Strong and certain rental growth with fixed annual, compounding 3.5% increases
- Landlord favorable triple net lease terms with tenant responsible for rates, building insurance & single holding land tax*
- Tenant also responsible for all structural maintenance, repairs and replacement*
- IMPORTANT: United Petroleum owns, maintains, repairs and replaces all fuel tanks*, equipment plus site remediation
- Commercial zoned site offering outstanding prospects for future commercial development (STCA)
- Expansive 5,951 sqm* freehold landholding with 100.59 metres* of frontage and exposure
- Alexander Street is the main arterial road connecting Port Sorell, Shearwater and Hawley Beach
- Blue chip CBD position, adjoining the premier neighbourhood shopping centre and close to Mitre 10
- Neighbourhood shopping centre anchored by Woolworths, BWS, Aus Post/ Terry White + 14 specialty retailers
- Shearwater / Port Sorell: booming coastal precinct, with \$45m* retirement living project just approved close by
- Net income \$197,620 pa* + GST

For further information or to arrange an inspection, please contact Elders Commercial or Burgess Rawson from CBRE.

1. United Petroleum
2. One Care
3. Spirit of Tasmania
4. Economy.id

* Approximately ~ please reference lease & source property documentation

- Land Area 5,951.00 square metres
- Commercial Type:
- Building Area: 413.00 square metres
- Zoning: Commercial

INTERNET ID: SU114799

AUCTION DETAILS

10:30am, Wednesday
October 22nd, 2025

CONTACT DETAILS

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