



## 323-325 Invermay Road, MOWBRAY, TAS 7248

High Profile Corner - Occupy or Develop

Elders Commercial is pleased to offer to market a high profile automotive sales yard with unrivaled exposure and expectational re-development capability (STCA).

**TYPE:** For Sale

**INTERNET ID:** SU114815

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.



Key property highlights include:

- Corner location with over 160m\* of high exposure frontage to Invermay Road, McKenzie Street and Mowbray Link.
- In excess of 25,000\* daily traffic movements pass the property.
- Prime re-development site on a 1,248sqm land parcel.
- Circa 250 sqm\* garage with adjoining office amenity.
- 3 bedroom, single bathroom residence located on the first level.
- Flexible Commercial zoning allowing for a range of business uses.
- Invermay Road is considered to be one of Launceston's premier bulky goods and retail strips, with major retailers such as Total Tool, Sydney Tools and National Tiles all with proximity to the property.
- Currently used for car sales, the property lends itself to continued automotive use or complete re-development (STCA).

Please contact Rodney Rawlings or Fletcher Seymour for more information or to arrange an inspection.

\*Approx

- Commercial Type:
- Building Area: 350.00 square metres
- Zoning: Commercial

#### SALE DETAILS

By Offer

#### CONTACT DETAILS

**SURGA Launceston**

54 Cameron Street  
LAUNCESTON, TAS  
03 6333 7888

**Rodney Rawlings**

0419 323 626

