



87-91 Brisbane Street, LAUNCESTON, TAS 7250

Iconic CBD Investment

Elders Commercial is privileged to present this exceptional CBD investment opportunity, offered to the market for the very first time. Situated in a prime high-exposure position along Brisbane Street, one of Launceston's most prominent commercial and retail corridors, the property is strategically located within the city's core banking precinct, surrounded by major institutions including ANZ, Westpac, and CBA.

The asset is underpinned by a strong and diverse income profile, delivering a passing net income of \$613,359* per annum with a 4.73-year WALE, supported by multiple tenancies and flexible Central Business zoning. The building offers 28 secure basement car parks, an increasingly scarce commodity in the CBD.

Further enhancing its appeal, the property is held across separate strata titles, providing the flexibility of future sell-down potential or acquisition of individual titles. Supported by a healthy body corporate sinking fund and strong maintenance history, this tightly held asset presents investors with both immediate income security and medium-term value-add potential.

For Sale "In-One-Line" or Individually by Expression of Interest, closing 20th November 2025 at 4pm (AEST).

Please contact one of the listing agents for more information or to arrange an inspection.

- Commercial Type:
- Building Area: 2,067.80 square metres
- Zoning: Central Business

TYPE: For Sale

INTERNET ID: SU114876

SALE DETAILS

**EOI Closing 20th
November 2025 at 4pm**

CONTACT DETAILS

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