



## Fully Leased Freehold Investment - Strong Tenant Business Mix - Prime CBD

Retail • Offices

103 St John Street, Launceston, Tas 7250

**Floor Area:** 300 m<sup>2</sup>

**Land Area:** 195.00 m<sup>2</sup> (approx)

**Sold**

**\$1,100,000**

Sold: Mon 31-May-21

### Property Description

103 St John Street is an imposing two level corner commercial property finished in the striking art deco style sited at the entrance to the popular Quadrant Mall. Significant streetscape upgrades recently of the Mall enhance the property considerably with further major streetscape work planned for St John Street in the near future.

Fully leased and a strong letting history, the impressive tenant directory includes Sarah Whittington Optometrist, national NDIS/Aged Care provider Candice Care and local kitchen cabinetry supplier Tassie Cabinets.

Investment features at a glance:

- Imposing two level building featuring distinctive art deco styles
- Exceptional presentation throughout, quality fit-outs
- Prominent inner CBD site in Launceston's main retail zone
- High visual position with over 27 metres of street front
- Future strata subdivision potential and/or upper level residential conversion (all s.t.c.a)
- Fully leased, multiple tenancy investment with secure leases
- Current net income \$67,020 p.a approx.

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### Additional Details

#### Building

Whole

Shepherd  
& Heap

**Joel Harwood**

0448820820

Shepherd & Heap Pty Ltd -  
LAUNCESTON

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7250

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