



## Office and Warehouse/Storage Shed - Busy Don Road

Industrial/Warehouse • Offices • Retail

85 Don Road, Devonport, Tas 7310

**Floor Area:** 132 m<sup>2</sup>

**Land Area:** 966.00 m<sup>2</sup> (approx)

**For Sale**

**\$265,000 + GST**

**For Sale**

### Property Description

Positioned along the main arterial route of Don Road and in close proximity to the Bass Highway, this office and workshop/shed is ideal for an owner/occupier of a business looking to secure their own low-cost premises, or for an investor to add to their portfolio.

Offered vacant, the property features the following:

- Large driveway, reaching from the entrance through to the rear of the block
- Gated access from the main building to the rear half of the block
- Office area of approx. 25 sqm, with 2 bathrooms and kitchen
- Covered pedestrian access from the main building through to the warehouse, with external access directly to warehouse also in place
- 3 parking spaces in front of office
- Excellent positioning, only several hundred metres to the Don roundabout, which leads onto the Bass Highway.
- Low-cost outgoings (approx. \$3,600 p.a)
- Shed can be modified by purchaser to install side rollerdoor if required
- Additional concrete slab at rear to extend shed if required

This property is listed for sale at \$265,000 plus G.S.T....

### Additional Details

**Tenure Type**

Vacant Possession

**Car Spaces**

3



**Colin Rowlands**

0418333394

Halliwel Property Agents -  
17 Best Street, Devonport Tas 7310