



Raine&Horne.
Commercial

PERFECT ENTRY LEVEL INVESTMENT

Sold

Contact Agent

Sold: Fri 27-May-22

Retail

Suite 9, 1 Beach Road, Kingston Beach, Tas 7050

Floor Area:

88 m²

Land Area:

82.00 m² (approx)



Raine&Horne.

www.realcommercial.com.au/504048087

Property Description

Raine & Horne Commercial is delighted to offer for sale a rare entry level investment in the vibrant and tightly held beachside suburb of Kingston Beach. Features include;

- A prized, central position within the bustling Kingston Beach business precinct only 20 metres approx. from Osborne Esplanade. Opposite the Salty Dog Hotel the property is surrounded by cafes, restaurants and essential services.
- Comprises a well presented strata title shop (88m2 approx) featuring an impressive and generous retail street frontage that provides excellent signage and display options.
- Offered subject to the existing lease with not-for-profit charity Lifeline Tasmania (Inc.), occupiers of the property for approx. 20 years.
- Current estimated rental income after deducting non-recoverable statutory and body corporate outgoings is approx. \$28,784, with a review to CPI (Hobart) due 1st July 2022.
- Featuring affordability, a prime location and quality tenant, this offering represents an outstanding opportunity for investors to enter the commercial market or to add to an existing portfolio.

Additional Details

Tenure Type
Tenanted
Investment

Zoning
Local Business

Suite 9, 1 Beach Road, Kingston Beach, Tas 7050

Raine & Horne

Leslie Simpson

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**Raine and Horne Hobart -
HOBART**

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