

Property Description

- **Leased to Anytime Fitness & CVGT Aus**
- **Well presented building upgraded 2020**
- **Highway freehold with 22 car spaces**

+Anytime Fitness: Long 10 year lease through to 2030 plus options through to 2040 to a leading multi-site franchisee.
+Anytime Fitness: World's largest gym chain with over 4,000 clubs worldwide.
+CVGT: Secure three year lease through to 2023 plus options through to 2027.
+Ground Floor leased to CVGT, a leading employment program agency across NSW, VIC & TAS.
+Prominent two level 1,021sqm* building extensively upgraded throughout in 2020.
+High Profile 1,570sqm* site with easy access and 22* on site car spaces.
+Significant 40.36m* road frontage to Marine Terrace (Bass Highway) which services over 18,000* vehicles daily and is one of the main arterial roads in and out of the Burnie CBD.
+Strategically positioned in a well-established and proven large format retail precinct with Bunnings, Nissan, Hyundai, Harvey Norman, Spotlight, Super Cheap Auto, Petbarn and ARB all within close proximity.
+Proposed adjacent development of fast food and fuel to commence construction shortly adding to the appeal of the immediate vicinity.
+Burnie: Second largest City on North West TA.
+Commsec ranks Tasmania as Australia best performing economic in key indicators***.
+Net Income: \$115,052.62* + GST. (From 1 July 2022)

For Sale by Investment Portfolio Auction
10:30am (AEDT) Wednesday 22 June 2022
Crown Casino - River Room

*appox

Additional Details

Building	Tenure Type
Whole	Tenanted Investment

Anytime Fitness, 55 Marine Terrace, South Burnie, Tas 7320



Nicholas Bond
0414 395 007

Clinton O'Keefe
0419 610 877



Shaun Venables
0411860865

Matthew Wright
0458290588

Knight Frank - Devonport
48-54 Oldaker Street, Devonport Tas 7310

Burgess Rawson - Melbourne
Level 7, 140 Bourke Street, Melbourne Vic 3000