



**39-41 Alexander Street, Burnie TAS 7320**

## "Exciting Building Opportunity"

Situated in the Burnie CBD adjoining "Target".

This investment opportunity provides a partly leased building subject to a secure lease to Zap Fitness, with further development opportunities available.

Built in 1995??? as a Print Centre. A substantial structure which has been designed and built for heavy use. Fitted with a 5 Tonne Goods lift which is adaptable for pedestrian use. Part Air Conditioned.

A Land Area of 2,652m<sup>2</sup> with frontage to Alexander Street of 37.2 meters.

Ground Floor: Current tenant is Zap Fitness : Approx Rent is \$86,520 pa incl GST over approx 450m<sup>2</sup>. A further 45

Retail  
FOR SALE

2160sqm



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