



49-51 Elizabeth Street, Launceston TAS 7250

## Fully Leased Retail/Office Investment

Fully leased investment with excellent tenancy history with tenants including Skilled Group (ASX Listed), Air Liquide Healthcare (French multinational), BFA Finance and JMG Engineers & Planners.

Prime 1,149 sqm landholding with 17 metre retail frontage.

Strategic retail/office location within central Launceston.

Attractive and well maintained 1,381 sqm building comprising 3 retail shops/office, first floor offices and 18 car spaces on title.

Launceston: Tasmania's second largest city with a northern trade catchment of 140,000 people.

Rent: \$131,051 pa (estimated as at March 2016 CPI rent review).

Offices

FOR SALE

1381sqm