



133 Rooke Street, Devonport TAS 7310

## UNDER OFFER - Exciting commercial opportunity in great location

- \* Adjacent to Living City Development and ideally positioned to capture benefits of town growth
- \* High profile site surrounded by strong businesses with high foot traffic
- \* First class office or consultancy premises but could be easily altered to create a bright retail space
- \* Great use of space with large reception area, 2 double and 4 single offices, kitchen and rear patio with shed
- \* Ground floor premises with excellent window exposure
- \* Ducted reverse cycle heating and A/C
- \* Tasteful decor and functional design captures light and provides private working space
- \* Rental income potential \$22,000 pa approximately ? plus outgoings

Retail

FOR SALE

120sqm