



14 - 22 Earl Street, Launceston TAS 7250

Substantial Launceston CBD Holding - 2,031m2 in Size

Rarely does a property like this come onto the market. Offering a land area of 2,031m2 in size and comprising all five strata titles that make up the entire strata plan, this substantial CBD holding fronts Earl Street with access also available from Brisbane Street for both vehicles and pedestrians and George Street for pedestrians. This is an asset that offers masses of potential. In an area that really is on the doorstep of the city's business and service center the property offers extensive well lit, quality, air-conditioned office space, a store / warehouse area accessed via remote roller door and 28 sealed car parks. Offered with part vacant possession and part receipts of rents and profits, the sitting tenant is the highly regarded valuation firm Herron Todd White. Suited to continued use as two tenancies, it also provides great scope for further development or for a total redevelopment, subject to any council approval required. Capitalise on the ease of access, location, existing buildings on site and ample car parking. The property is offered for sale in one line or as individual strata titles. Total existing strata title building area is 810m2 while land area across

Offices

FOR SALE

810sqm

PROPERTY ^{to}
The place for workspace.

Harrison Agents

0363326404

launceston@harrisonagents.com.au