



Beauty Point



## OWNER OCCUPIER OR INVESTMENT IDEAL MAIN ROAD FRONTAGE FREEHOLD SHOP BLANK CANVAS

Exciting Investment Opportunity in Scenic Northern Tasmania

Take advantage of this rare opportunity to acquire a freehold building in one of Northern Tasmania's most charming towns.

With a land area of approximately 60 sqm, this versatile space is ideal for a range of uses.

Zoned as Village under the West Tamar Municipality, the property could well suit retail, wholesale, a hair salon, bookstore, or even a café or juice bar (subject to council approval).

Previously leased at \$220 per week, this property offers excellent rental potential.

Quarterly Outgoings:

Rates: \$228.00

Water: Approx. \$213

Body Corporate in place.

Price	\$175,000+GST IF APPLICABLE
Property Type	Business
Property ID	2012

### AGENT DETAILS

Paul Scott - 0477771098

Praveen Pant - 0432 256 682

### OFFICE DETAILS

Tasmanian Business and Property Sales  
31 Eence Dr St Leonards, TAS,  
7250 Australia  
0432256682



Whether you're an aspiring entrepreneur ready to launch your next business venture or an investor seeking a low-cost, high-potential asset, this property presents the ideal opportunity for both commercial success and long-term returns.

Enquire today for a confidential discussion, information will be supplied to qualified buyers only. Do not hesitate to contact Praveen Pant on 0432 256 682 or contact Paul Scott on 0477 771 098 email: pauls@tasbps.com.au

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF.

NOTE: All figures are approximate.

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