



SHOP 4, 181 Charles St, 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 | Commercial |
| Property ID | 2013 |
| Office Area | 1 m2 |

AGENT DETAILS

Paul Scott - 0477771098

Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property Sales

31 Encee 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.

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.