

13 Lindsay Ave, East Side, NT 0870

Offers above \$750,000 excl GST

Retail Shop



## Rare Commercial Offering in the heart of Old East Side

This is almost a Unicorn, 724m2 of Commercial zoned land with frontage to Lindsay Ave and rear access from Harvey Place, the possibilities are endless. Occupy and run one or two businesses from the existing improvements, add a dwelling or demolish and start from scratch with a mixture of residential and commercial (subject to approvals and consent). The long established nursery business is not part of this sale, only the land and improvements constructed on it.

Current improvements onsite:

- Main building comprising shop/retail area approximately 155m2 which could be returned to two tenancies
- Two toilets
- Back verandah
- Decked area approx. 20m2
- Outdoor paved area
- Coolroom/storage container
- Industrial rangehood
- Kitchen
- Two sinks
- Rear double gates from lane
- Security fencing around entire perimeter
- Security screens to all doors and windows
- Rear carport
- Two water tanks
- Splits system and evaporative air conditioning
- Potential front and back access with drive through
- Council rates \$6,848.43 plus waste management \$389.75

If you are looking for a site to run a business, a site to redevelop or a site to hold and lease out which you decide what will be the highest and best use, 13 Lindsay Ave East Side is here and ready to be sold.

### Listed By

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### Open for Inspection

By Appointment.

