

2 Smith St, Ciccone, NT 0870

\$1,230,000 ex GST

Warehouse



Invest, develop or occupy

2 Smith Street represents a rare opportunity to acquire a fully leased, freehold light industrial investment in the heart of Alice Springs' premier industrial precinct. Opportunities of this nature — genuine income diversity, freehold title, and prominent street presence — seldom come to market in Ciccone, and rarely arrive fully leased.

Open for Inspection

By Appointment.

Three independent tenancies mean income is never reliant on a single occupant, providing a meaningful risk buffer that single-tenancy assets of comparable value simply cannot offer. If one tenancy turns over, two-thirds of rental income remains intact. Lease expiries aligned around 2026 add a further dimension rather than a risk to be managed, they represent a near-term opportunity to reset rents to market in a precinct defined by low vacancy and persistent occupier demand. For a well-positioned purchaser, that timing is upside.

The property itself sits on a 2,130 sqm landholding with approximately 78 metres of prominent Smith Street frontage. Across three buildings, the site accommodates a practical configuration of steel-framed industrial sheds, office and amenity space, open hardstand and yard area — functional, adaptable improvements suited to a broad range of workshop, storage, and trade uses consistent with the character of the surrounding precinct. Returning circa \$94,000 per annum across three separate tenancies,

Ciccone is one of Alice Springs' dominant industrial precinct and a market characterised by constrained land supply, low vacancy, and a demand base anchored by trade, logistics, government, and resources-related operators. Direct Smith Street frontage, convenient access to the North Stuart Highway, and proximity to the Alice Springs CBD approximately two kilometres away.

Listed By

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