

21 George Cres, Ciccone, NT 0870

\$1,1 Million + GST

Warehouse



Prime Light Industrial Investment on the Edge of the CBD

21 George Crescent, Ciccone presents a rare opportunity to secure a quality light industrial holding with strong investment credentials, only moments from the heart of Alice Springs.

Open for Inspection

By Appointment.

Occupying a substantial 2,240 square metre allotment, this property boasts three separately metered tenancies, offering a flexible mix of industrial and residential use, ideal for the astute investor or owner occupier seeking immediate returns and long term potential.

Zoned LI (Light Industry) and located adjacent to the CBD and Railway Station, the site enjoys an impressive 80 metre frontage to George Crescent with three separate crossovers for convenient access to each tenancy.

Key Features:

- 1 x 2 bedroom masonry residence with generous living and dining areas, separate bathroom and laundry. Approximately 105 square metres under roof and fully fenced for privacy.
- 2 x industrial tenancies, each offering approximately 170 square metres of shed space with private bathrooms and fenced yard areas. The southern shed includes a 15 square metre air conditioned office.
- All tenancies are separately metered, enhancing rental independence and appeal to a broad range of occupants.

Whether you're looking to expand your portfolio or relocate your business to a central and high profile location, this well maintained complex offers security, space, and versatility in one neat package.

Listed By

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