

21 Railway Tce, Alice Springs, NT 0870

\$1,100,000

Warehouse



## Prime CBD Commercial Site

Located just 300 metres from the Alice Springs Post Office, this high-profile freehold property offers a rare opportunity in the heart of the CBD. Surrounded by national retailers including McDonald's, Red Rooster, and Centrelink, 21 Railway Terrace is perfectly positioned for business exposure and future growth.

**Open for Inspection**

By Appointment.

The site includes a single-storey showroom and warehouse facility totalling approx. 330m<sup>2</sup>, featuring 140m<sup>2</sup> of showroom space, 190m<sup>2</sup> of warehouse, plus internal kitchen and bathroom facilities. A 113m<sup>2</sup> open-ended steel structure at the rear provides additional storage or operational space.

With CB zoning under the NT Planning Scheme, the property supports a wide range of commercial uses. While the existing improvements are in good condition, the site is ideally suited for a larger-scale commercial or mixed-use redevelopment (STCA).

- Flat, cleared 2,020m<sup>2</sup> site with full services connected
- 31.785m frontage to Railway Terrace
- Excellent location in the Alice Springs CBD
- Strong potential for redevelopment or investment

For Information Memorandum please contact Doug Fraser.

### Listed By

Doug Fraser  
Phone: (08) 8950 6333  
Mobile: 0418 897 768

