

30 Kidman St, Ciccone, NT 0870

\$850,000 excluding GST

Warehouse



Versatile Opportunity for Investment or Occupy

A fully-operational industrial property positioned in the heart of Alice Springs' Ciccone precinct, offering established infrastructure and income in place from day one.

The site is configured as a true working depot. A 75 sqm office fronts the street and handles the day-to-day administrative function of the tenancy, while the 260 sqm workshop and washbay forms the operational core of the property — well suited to fleet maintenance, trades or logistics use. To the rear, a 210 sqm container dome shelter delivers high-clearance covered storage, and a separate 75 sqm caretaker's flat provides on-site residential accommodation — a genuine point of difference in this precinct, offering security, owner-occupier flexibility, or accommodation for fly-in operators.

The block is fully fenced and secured, with concrete hardstand, sealed yard areas, and generous vehicle movement space that comfortably caters to trucks, trailers and bus-sized fleet equipment.

Ciccone is Alice Springs' established industrial precinct — home to the town's transport, logistics, trades and service operators — with easy access to the Stuart Highway and the CBD.

The property is suited equally to passive investors seeking a regional industrial holding with income in place, and to owner-occupiers in the transport, fleet, trades or logistics sectors looking for a site that operates from day one.

- Office: 75 sqm
- Workshop & washbay: 260 sqm
- Caretaker's flat: 75 sqm
- Container dome shelter: 210 sqm
- Fully fenced and secured, concrete hardstand
- Periodical tenancy in place, returning \$70,200 p.a. + GST + outgoings
- Tenant has expressed an intention to renew

Whether you are looking to add a regional industrial asset to your portfolio or secure a functional operating base for your own business, 30 Kidman Street warrants a close look. Contact the exclusive agent today to arrange a private inspection or to request the full information pack.

Listed By

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Open for Inspection

By Appointment.

