

30 Stuart Hwy, Ciccone, NT 0870

Sold - 27/03/2026

Warehouse



Prime Corner Investment on Stuart Highway – High Expos

LJ Hooker Alice Springs is pleased to present this exceptional commercial investment opportunity located on one of Alice Springs' most prominent arterial roads. This strategically positioned property offers a rare combination of prime Stuart Highway frontage and established rental income from long-standing tenants, making it an ideal addition to any commercial investment portfolio.

Open for Inspection

By Appointment.

Situated on a corner allotment at the intersection of Stuart Highway and Hele Crescent, the property benefits from maximum exposure to Alice Springs' primary transport corridor. Located just 1.7 kilometres from the Alice Springs CBD, the property sits within a well-established commercial and light industrial precinct, surrounded by complementary businesses that enhance the area's commercial appeal.

The property comprises two main commercial buildings totalling 1,235 square metres of lettable area, plus an additional caretaker's residence. Building 1 features 535 square metres configured as a single tenancy, combining sheet clad concrete blockwork front and eastern facades with steel frame construction and metal roofing. Building 2 provides 700 square metres across two distinct tenancies - the first purpose-built for health and relaxation industry operators, while the second features a main showroom with mezzanine floor space offering versatility for various commercial applications.

A significant strength of this investment lies in its exceptional tenant stability, with current occupants averaging 12 years tenure and continuing to grow. The tenant profile includes businesses that have operated from the property for 18 years, 16 years and 3 years respectively, demonstrating the property's enduring appeal to commercial operators. This established tenant base has invested significantly in their premises and shown remarkable commitment to their locations, providing investors with confidence in ongoing rental security. The long-term nature of these tenancies, well above industry averages, reflects both the quality of the premises and the strategic commercial location.

Providing solid investment returns underpinned by established, long-term commercial tenancies, the property currently generates approximately \$230,000 per annum in rental income (exclusive of GST) across three leases. An opportunity exists to further enhance the investment yield to around \$260,000 per annum (exclusive of GST) through leasing the caretaker's residence.

The secure, fully fenced property occupies a corner site with dual street frontage and exceptional visibility. Off-street, freshly marked, hot-mix bitumen car parking accommodates 30 vehicles, while all essential services including reticulated water, electricity, sewerage and telecommunications are connected throughout the site.

Listed By

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