

44 Railway Tce, Alice Springs, NT 0870

Sold - 21/11/2024

Office Suite



Prime Commercial Property for Sale in the Heart of Alice Spr

Well located, fully let commercial property with substantial land for further development.

We are delighted to present a unique opportunity to acquire a prominent commercial property situated within the Alice Springs CBD. This exceptional offering is not just a building; it's a piece of the community, adorned with vibrant murals that capture the spirit of the area.

Improvements comprise a partly capitalised multi tenanted ground level office building, with substantial land for further development, on a prime corner allotment with Stuart Highway frontage.

Land Area: 3,030 square metres

Vacant land for further development: Approximately 1,000 square metres

Legal Description: Lot 7535 Volume 871 Folio 987

Zoning: CB (Central Business)

Gross Income: \$337,959 pa

Expenditure: \$78,090 pa

Net Income: \$259,869 pa

Net Yield: 8.18% pa

Transport and Accessibility:

- Situated in a prime location, this property boasts excellent connectivity with easy access to major roadways.
- The property is within walking distance to public transportation options, making it easily accessible for employees and clients.
- The aerial views demonstrate the property's proximity to the commercial hub of Alice Springs, with nearby shopping centres, dining options, and essential services.

This is a rare opportunity to secure a commercial property with both character and convenience. For more information or to arrange a viewing, please contact Doug Fraser of LJ Hooker Alice Springs

Listed By

Doug Fraser

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Open for Inspection

By Appointment.



Floorplan

