

51-53 Todd Mall, Alice Springs, NT 0870

\$3,500,000 plus GST if applicable

Office Suite



Prime Industrial Investment Opportunity

Positioned in the absolute heart of the Alice Springs CBD, this attractive two-storey commercial office building presents a rare combination of high-yielding returns and blue-chip tenant stability. Anchored by the National Australia Bank (NAB) alongside key Northern Territory Government departments and prominent Non-Government Organisations (NGOs), the property stands as a cornerstone commercial asset.

Open for Inspection

By Appointment.

Land Area:
2,020 square metres

Legal Description:
Lot 93 Volume 893 Folio 321

Zoning:
CB (Central Business)

Key Features:

- **Secure Multi-Tenant Income Stream:** Anchored by a Big Four bank and government covenants, ensuring reliable capital preservation.
- **Unmatched Central Position:** Prominent Todd Mall presence with high foot traffic in the main commercial precinct of Alice Springs.
- **Exceptional Regional Yield:** A powerful 9.26% yield outperforming standard capital city commercial cash flows. Annual net income of \$324,063.
- **Flexible 2-Storey Layout:** Adaptable office spaces fully fitted for corporate, government, and professional services.
- **Strategic Hub:** Alice Springs serves as the primary economic and service delivery engine for Central Australia.

Asking Price:

The property is being sold by Private Treaty at an asking price of \$3.5 Million + GST if applicable.

An Information Memorandum is available upon request, with the tenancy schedule, financial summary, title search and plans.

Listed By

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