

91 Todd St, Alice Springs, NT 0870

Sold - 15/06/2021

Retail Shop



'Capricornia Centre'

The iconic 'Capricornia Centre' is a single storey, high-profile complex of 9 retail/service shops with 7 independent tenancies spanning the corner of Gregory Terrace and Todd Street in the CBD of Alice Springs.

The property is zoned Central Business (CB) which actively promotes a mixed- use environment that targets commercial, cultural, administrative, retail and other business activities. The highly visible location is adjacent to the Alice Springs Town Council on the southern side of the busy intersection and the entrance into Todd Mall on the northern side.

Built in the early 1970s of painted besser block walls and aluminium windows and door frames. Each of the exterior windows and doors has been fitted with electronic security roller doors.

There is a total land area of 560sqm or thereabouts and a nett lettable area of 497sqm. Each tenancy has its own rear access to amenities including bathroom facilities, split system air conditioning and electric hot water.

The complex enjoys high occupancy with just one tenancy currently vacant. The fully occupied gross rent is estimated to be \$165,532 ex GST and the non-recoverable outgoings are approximately \$7,750.

An astute purchase for the returns driven investor. A detailed Information Memorandum is available by contacting the selling agent.

Open for Inspection

By Appointment.

Listed By

Gail Tuxworth
Phone: (08) 8950 6333
Mobile: 0418 897 009

