

55A Stuart Highway, Alice Springs

#### BLUE CHIP INVESTMENT

This significant commercial property ticks all the boxes. The existing tenancies have been recently upgraded and lease on long term leases to the Northern Territory Government. The property features plenty of on site parking plus a substantial parcel of undeveloped land with frontage to the Stuart Highway.

The front two story building is leased till July 2016 and with ground floor net lettable area of 652m<sup>2</sup> plus upstairs of 299.78m<sup>2</sup> and a separate minor building totalling 88.79m<sup>2</sup> this is an extremely versatile area. The first floor is serviced by a disabled lift that was recently installed.

The rear tenancy comprises 416m<sup>2</sup> of office accommodation and 486m<sup>2</sup> of warehouse, with the warehouse being lined and air conditioned and used for the storage and distribution of medical supplies. This tenancy is leased until September 2018.

With over 100 linear metres frontage to the Stuart Highway and the undeveloped portion of land nearing 2,000m<sup>2</sup> this substantial commercial property provides further scope for the purchaser to enhance their return.

This property has been price to sell with owner motivated to achieve a sale.

For full details please contact the Sole Selling Agents First National Framptons, Andrew Doyle on 0418 897 010.

 6,060 sqm

**\$4,500,000**

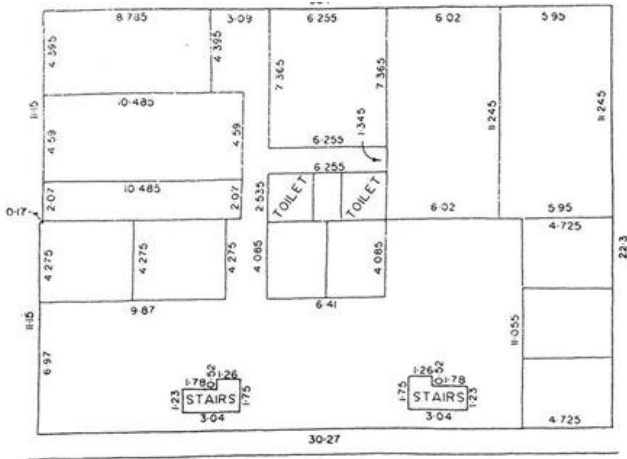
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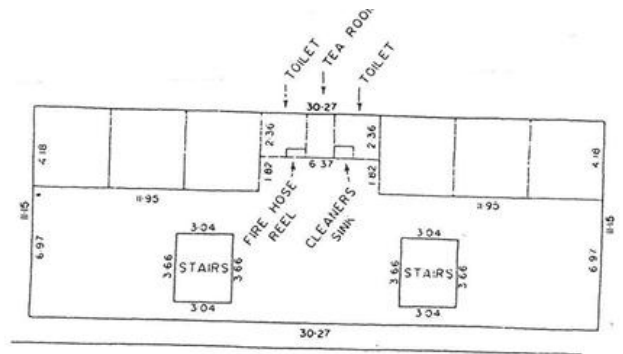
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