



9197 Smith Street, **Ciccone**

COMMERCIAL LAND - EXPOSURE, VERSATILITY + INCOME

A huge parcel of land with 900 metres frontage to Smith Street is on offer, with several purchase options available. This is an opportunity to either land-bank or purchase and develop with a number of possible scenarios, mostly involving industrial type enterprises.

- 27,000 square metres of vacant, undeveloped land
- Industrial area - variety of uses and options
- Purchase entire parcel or 1 of the 2 fully developed blocks
- National tenant renting spur line - \$30,000 pa
- Suit entrepreneur, growing business, investor!

Interested buyers have three purchase options - firstly to buy the entire greenfield site of 27,000m² for \$2,000,000 (excluding GST); secondly, to purchase a fully serviced "Lot 1" which is the corner block - 2,500m² for \$575,000 (ex GST) or fully serviced "Lot 2", 2,580m² for \$520,000 (ex. GST); Lot 1 is exposed to the busy Lovegrove Drive - Smith Street corner.

The size of the land is 27,000 square metres (2.7 hectares) - flat and undeveloped it backs on to the Darwin/Adelaide rail line. There is a secure lease from a blue chip national tenant over 8% of the land generating in excess of \$30,000 per annum with CPI increases until 2021, so an income is assured for new owner. The only improvement on the land is a 1.8 metre high chain link fence that commences at the Smith Street/Lovegrove T-intersection.

With options that include light industry and related office/retail, there is a genuine opportunity here for a growing business to perhaps relocate and build larger premises, or a property developer to build warehouse/showroom structures for lease.

The zoning allows for a variety of permissible uses as well as other discretionary options subject to Development Authority consent. Types of uses could include: light industry, mechanical repairs, vehicle sales/hire, plant nursery, recreational facility and large scale retail show rooms. A full list is available from the Agent.

Quite a rare offering, an investor, developer or entrepreneur may need to brain storm and think a little laterally to realise full potential... but it's always there, and it's the visionaries who generally reap the rewards in the property market. Contact Dominic Miller for further information, interest is anticipated from local, interstate and international buyers.

 2.7 ha

\$2,000,000

ID# 41010153144

Open for Inspection

By Appointment



Dominic Miller

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