

For sale by expressions of interest closing 9 November 2017

Landmark CBD Opportunity

169 Liverpool Street, Hobart



- Landmark 7 level commercial building with an NLA of 2,886sqm (approx)
- High profile corner position within Hobart's CBD, approximately 100m from the central retail block
- Fully leased to IOOF, an ASX-listed top 100 company, until 30 June 2019.
- Estimated Net Passing Income of \$762,462 pa + GST
- Each level is strata titled with the building having a total strata area of 3,726sqm (approx.), plus an additional freehold parcel of 186sqm (approx.) utilised for car parking for approximately 13 cars
- Zoned 'Central Business' and provides a good degree of flexibility with permitted uses including offices, retail, residential, and visitor accommodation (STCA)
- Highly flexible offering appealing to investors, future owner occupiers and developers

03 6220 6999

Richard Steedman 0408 559 046

Scott Newton 0409 186 261

5 Victoria Street, Hobart

View at KnightFrank.com.au

KnightFrank.com.au

IMPORTANT NOTICE This brochure is provided for general information purposes only, and does not purport to contain all of the information that prospective purchasers may require. In addition, the information in this brochure has been provided to Knight Frank by the vendor and Knight Frank does not guarantee its accuracy. Knight Frank has not undertaken an independent review of this information and prospective purchasers must make their own enquiries to satisfy themselves as to its accuracy. To the extent permitted by law, Knight Frank expressly disclaims any liability for any loss or damage which may arise out of any person acting on or relying upon any part of the information contained in this brochure. Areas, amounts, measurements, distances and all other numerical information is approximate only. Any photographs show only certain parts of the property as it appeared at the time they were taken. Except where otherwise provided, all references to rent, income or price are GST exclusive.