

Raine&Horne® Commercial

MARGATE
1686 Channel Highway

575 sqm

10 

SPARKLING MODERN SHOWROOM-WORKSHOP COMPLEX & VACANT LAND

Sold

Raine & Horne Commercial is delighted to offer for sale a unique opportunity to acquire a significant landholding incorporating the highest quality improvements, potential to value add, and in a location with huge potential upside.

Features include;

- High exposure position at the northern end of the bustling Margate business strip, the gateway to Southern Tasmania's Channel region. Close to the Margate Tavern, Terry White Chemmart, Margate Post Office and a proposed retail-supermarket development sure to transform Margate when completed.
- Total site area 2,400m2 with Channel Highway frontage of over 48 metres. Zoned "Local Business".
- Comprises an almost new, state of the art showroom-workshop complex (575m2 approx) designed with the flexibility to accommodate many business types. Incorporates a substantial

Property ID	L33481281
Property Type	Industrial/Warehouse
Building / Floor Area	575
Car Spaces	10
Land Area	2400.0 sqm

AGENT

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adjoining concrete aggregate car park (10+ vehicles).

- Includes vacant land (1,040m² approx) with extensive prime Channel Highway frontage to develop or subdivide (STCA).
- Offered subject to a short term lease providing opportunities for future owner-occupation.
- Huge opportunity to value-add for all buyer types – investors, developers and owner-occupiers.