

Raine&Horne® Commercial

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NORTH HOBART
36-38 Wellington Street

273 sqm 5 

Prime City-Fringe Industrial Freehold - Rare North Hobart Opportunity

Sold

36-38 Wellington Street presents a tightly held industrial freehold positioned in one of Greater Hobart's most sought-after inner-city locations. Opportunities to purchase industrial property within North Hobart are exceptionally rare, and this site offers a flexible combination of workshop, warehouse, and residential components appealing to owner-occupiers, investors, and developers alike.

Situated less than two kilometres from the Hobart CBD, the property comprises a substantial high-clearance warehouse with adjoining office facilities and a separate residential dwelling, all on a generous landholding. Existing use rights and dual street frontage provides excellent access and exposure, while the Inner Residential zoning allows for a broad range of uses and future redevelopment potential (STCA).

The property is ideal for those seeking an inner-urban base for trade or storage, alternatively as a strategic investment in an area experiencing continued demand and minimal vacancy.

Key features include:

Property ID	L37196258
Property Type	Industrial/Warehouse
Building / Floor Area	273
Car Spaces	5
Land Area	799.0 sqm

AGENT

Lincoln Street

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Mixed use asset, workshop, office and storage

Additional office and residential accommodation onsite

Dual access and excellent vehicle circulation

Prominent 799 sqm* landholding (approx.)

Close proximity to Hobart CBD and major arterial routes

Mixed use property of this nature within the North Hobart precinct is seldom available and will generate strong enquiry from multiple buyer profiles.