Raine&Horne.

NORTH HOBART



Prime City-Fringe Industrial Freehold - Rare North Hobart Opportunity

EOI - Closing 10th November @ 4pm

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.

Property ID

L37196258

Property Type

Industrial/Warehou

Building / Floor

273

Area

Car Spaces Land Area

799.0 sqm

AGENT

Lincoln Street

J 0411 308 562

🔷 lincoln.street@rhc.com.au

Key features include:

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.

Expressions of interest close on the 10th of November at 4pm.