

Sold



## 5 New Cascade Road, Norfolk Island



### Exceptional Commercial Opportunity

In the heart of Burnt Pine located within a group of government agencies and local council operations is this very tidy 6 shop/office complex. Right next door to Borderforce, Department of Agriculture, retail shops and local council Customer Care, there are excellent opportunities to create a professional services 'hub'.

With the best car park on the island, access to the premises is all on one level and goes right to the office door, ideal for customers.

Comprising of 6 separate and fully self contained offices - 5 of which are tidy 9m<sup>2</sup> x 4m<sup>2</sup>, with the 6th double the size, the building is constructed with steel, has large glass and aluminium opening doors to each space, timber flooring, high ceilings - with modern, quality kitchenettes and toilet facilities in each one this is a well designed and functional. 2 of the offices are tenanted long term, with two others on shorter leases covering a project until late in 2020.

The offices are immaculate, each with separate power connections, and the buildings span across 3 portions of 'Business' zoning, offering a multitude of opportunities. Heavily reduced for a sale at \$500,000, the replacement cost of this building would run into the millions - let alone purchasing the land.

This is the time to invest, occupy a couple of the offices with your own business, put in a couple of other good tenants and sit back and reap the rewards.

 15  1,154 m<sup>2</sup>

<b>Price</b>	SOLD for \$400,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	338
<b>Land Area</b>	1,154 m <sup>2</sup>
<b>Office Area</b>	610 m <sup>2</sup>

### Agent Details

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### Office Details

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