



## PRIME SITES FOR DEVELOPMENT

Hotel/Leisure • Land/Development • Offices

122 & 124-126 York Street, Launceston, Tas 7250

**Floor Area:** 900 m<sup>2</sup>

**Land Area:** 1700.00 m<sup>2</sup> (approx)

### Property Description

There is an abundance of development activity taking place right across Tasmania at the current time. Launceston has been a major focus with various high value projects being completed and in the pipeline across the education, tourism, office and retail sectors.

This is a rare opportunity to purchase two adjoining properties right in the heart of the Launceston CBD with a combined site area of approximately 1,700m<sup>2</sup>. This footprint has a prominent 34m frontage to York Street and backs onto the Tatler Arcade development which is currently in progress.

122 York Street has traded as a hotel under various names since its construction by Boags Brewery in the 1960s. The property benefits from its solid brick wall and concrete floor construction giving it a strong base for redevelopment over its three levels. Total building size is approximately 900m<sup>2</sup> and is being sold with vacant possession.

124-126 York Street is currently operating as a high turnover public car park with a total of 45 spaces. The car park has recently undergone a full upgrade, including drainage, lighting, power, CCTV, resurfacing and the implementation of fully automated parking equipment. In addition, the provision of food van

**For Sale**

Contact Agent  
For Sale

### Additional Details

#### Zoning

Central Business  
(22.0)



**Andy Howell**

0419122683

**Howell Property Group**

Suite 2, Level 1, 178 Charles Street,  
Launceston Tas 7250

