



220 Stuart Highway, Braitling

## Prime Industrial Investment in a High-Demand Location

An exceptional opportunity awaits at 220 Stuart Highway, Braitling - a premium industrial site positioned directly opposite Bunnings Warehouse and surrounded by established heavy-transport businesses. With a substantial landholding of 7,420 square metres and significant improvements, this property is a strategic investment in one of Alice Springs' most sought-after industrial corridors. The site is suitable for a multiply uses subject to Town Planning approval.

### Improvements:

- Large steel-framed, high-clearance industrial shed (555 sqm approx.)
- Attached office building (114 sqm approx.)
- Current Rental Income: \$85,000 per annum + GST
- Lease Expiry: 30 April 2027
- Council Rates: \$15,326.06 p.a.

This is a rare chance to secure an industrial asset in a prime location. This property offers long-term potential in a thriving industrial hub.

Contact Dom Miller for an Information Memorandum and to discuss this outstanding opportunity.

**FOR SALE**  
\$3,250,000

### AGENTS

Dominic Miller  
0418 897 767  
dmiller@ljhalicesprings.com.au

### AGENCY

LJ Hooker Alice Springs  
(08) 8950 6333

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



## MORE DETAILS

Property ID 2DC1FD5  
Property Type Industrial/Warehouse

**Dominic Miller 0418 897 767**  
Sales Representative and Company Auctioneer |  
dmiller@ljhalicesprings.com.au

**LJ Hooker Alice Springs (08) 8950 6333**  
Suite 2 52 Hartley Street, ALICE SPRINGS NT 0870  
alicesprings.ljhooker.com.au | office@ljhalicesprings.com.au



All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.