

Ciccone, 19 Elder Street

Multi-Tenanted Industrial Investment with Upside

Positioned within the heart of the established Ciccone industrial precinct, this well-configured industrial facility at 19 Elder Street presents a rare opportunity to secure a fully occupied, income-generating asset in one of Alice Springs' most active commercial zones.

Set on a 1,492 sqm Light Industry-zoned allotment, the site is improved with a diverse range of tenancies including workshop facilities, multiple storage units, and a two-bedroom caretaker's residence — all supported by bitumen hardstand, secure perimeter fencing, and gated access.

With six individual tenancy areas, the property offers excellent flexibility to investors and owner-occupiers alike. The improvements are practical and low maintenance, comprising a high-clearance rear shed (constructed in the early 2020s), three separate mid-sized sheds, and a detached 6x6m iron garage. The care takers residence at the front of the site adds further versatility and enhances the property's market appeal.

For Sale

\$1,250,000 excluding GST

Building Area

664sqm

Contact

Sam Linn

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LJ Hooker Alice Springs
(08) 8950 6333

Disclaimer: 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.

All areas are currently leased, producing a total gross rental income of \$97,080 per annum (ex GST). The tenancy arrangements are largely on periodic terms, offering a prime opportunity for an incoming purchaser to formalise lease agreements, restructure terms, and unlock further rental upside.

The site's secure access and efficient layout make it ideal for trade services, storage, light fabrication, and logistics-style operations. A solar PV system adds to the site's energy efficiency, while ten on-site car parks (including one accessible space) and a accessible toilet ensure convenience for tenants and visitors alike.

Situated less than five minutes from the Alice Springs CBD, the location is highly regarded for its proximity to arterial roads, reliable infrastructure, and strong industrial demand. Surrounding businesses include Ross Engineering, Mbantua Gallery, ASPRINT, Think Water, and numerous other industrial-focused operators, reinforcing the strength and vitality of this well-established commercial precinct.

Property Highlights:

- Site Area: 1,492 sqm | Lettable Area: Approx. 664 sqm
- Zoning: LI – Light Industry
- Six separate tenancy areas including workshops, storage units, and caretaker's residence
- High-clearance rear shed, three smaller sheds, and a detached garage
- Two-bedroom caretaker's residence at the front of the property
- Securely fenced with a double swing gate and bitumen hardstand yard
- Solar PV system in place
- Ten on-site car parks including accessible bay
- Fully leased with strong rental returns and flexible lease structures
- Surrounded by established trade and light industrial businesses
- Conveniently located close to CBD and major arterial routes

This is an ideal acquisition for passive investors seeking a secure yield with future re-leasing upside, or for trade-based businesses requiring partial occupation with rental income from surplus space. The combination of location, improvements, and occupancy makes 19 Elder Street a standout asset in the local market.

Contact Sam Linn on 0423 337 469 or email slinn@ljhalicesprings.com.au to request a copy of the Information Memorandum or to arrange a private inspection.



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More About this Property

Property ID	2CWFFD5
Property Type	Industrial/Warehouse
Building Area	664 m2
Land Area	1492 m2

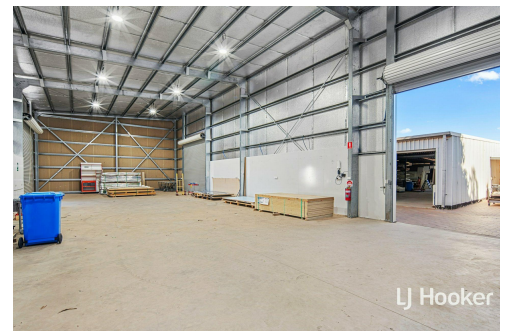
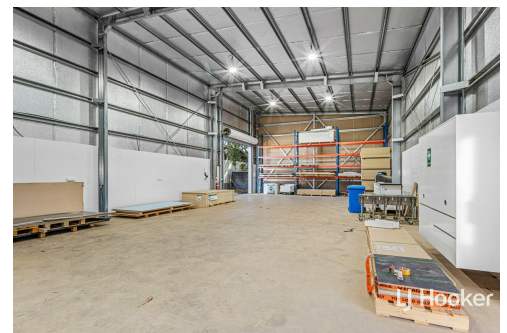
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