



2 Smith Street, Ciccone

Invest, develop or occupy

2 Smith Street represents a rare opportunity to acquire a fully leased, freehold light industrial investment in the heart of Alice Springs' premier industrial precinct. Opportunities of this nature — genuine income diversity, freehold title, and prominent street presence — seldom come to market in Ciccone, and rarely arrive fully leased.

Three independent tenancies mean income is never reliant on a single occupant, providing a meaningful risk buffer that single-tenancy assets of comparable value simply cannot offer. If one tenancy turns over, two-thirds of rental income remains intact. Lease expiries aligned around 2026 add a further dimension rather than a risk to be managed, they represent a near-term opportunity to reset rents to market in a precinct defined by low vacancy and persistent occupier demand. For a well-positioned purchaser, that timing is upside.

The property itself sits on a 2,130 sqm landholding with approximately 78 metres of prominent Smith Street frontage. Across three buildings, the site accommodates a practical configuration of steel-framed industrial sheds, office and amenity space, open hardstand and yard area — functional, adaptable improvements suited to a broad range of workshop, storage, and trade uses consistent with the character of the surrounding precinct. Returning circa \$94,000 per

FOR SALE

\$1,230,000 ex GST

AGENTS

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AGENCY

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annum across three separate tenancies,

Ciccone is one of Alice Springs' dominant industrial prescient and a market characterised by constrained land supply, low vacancy, and a demand base anchored by trade, logistics, government, and resources-related operators. Direct Smith Street frontage, convenient access to the North Stuart Highway, and proximity to the Alice Springs CBD approximately two kilometres away.

MORE DETAILS

Property ID	2D7PFD5
Property Type	Industrial/Warehouse
Land Area	2130 m2

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