

## 71 Mount Street Burnie TAS

Positioned on one of Burnie's busiest CBD streets and benefiting from significant exposure to passing pedestrian and vehicular traffic, this two-story commercial office lends itself to numerous professional leasing options.

With an increase in demand for office space in the region, this is an excellent opportunity for those seeking such premises to have expansive space and secure parking.

- Building size of approximately 288sqm, with 156sqm at ground floor level and 132sqm on the first floor accessed by staircase
- 4 parking spaces in secure, private, on-site carp park
- Large reception open to full building height, with built in administration desk and waiting area
- 8 existing offices of varying sizes on premises, able to accommodate a large number of staff

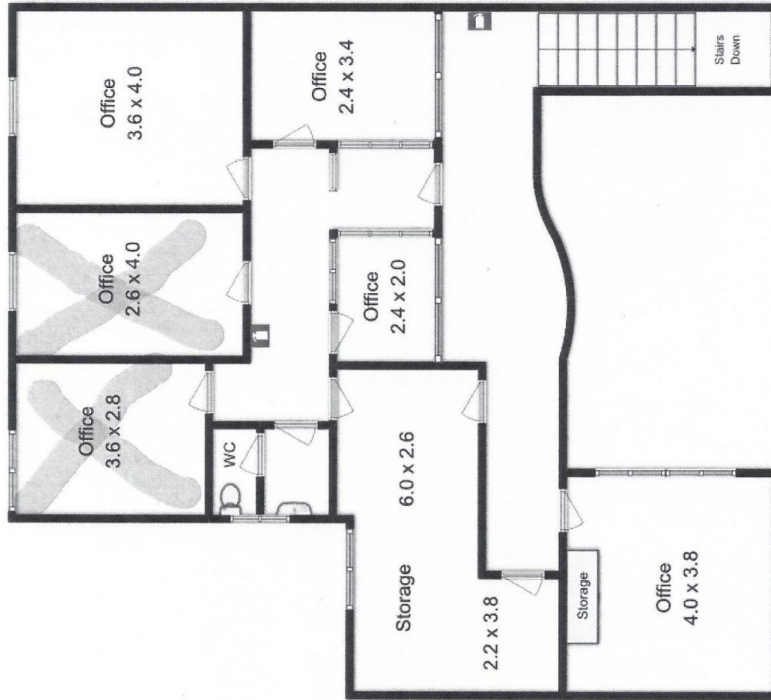
**Price** : \$40,000 pa  
**Building Size** : 288 sqm  
**Land Size** : 333 sqm  
**View** : <https://www.halliwell.net.au/lease/tas/burnie-devonport-nw-tas/burnie/commercial/offices/6478414>



**Colin Rowlands**  
03 6420 8000



Ground Floor Approx 156 sq m



Upstairs Approx 132 sq m

Produced by Open2view.com for Fibberts Real Estate Tasmania  
 Fixtures and fittings are for display purposes only.  
 Not to scale.

This floorplan is a sketch,  
 and all dimensions stated are approximate.  
 All room measurements are in metres.  
 Approx total 288 floor area 112 sqm  
 Excluding Ramp

