

9A CALULA DRIVE, MOUNT GAMBIER, SA, 5290



FOR SALE

QUALITY BUILT OFFICE, INVESTMENT WAREHOUSE.

INVESTMENT OPPORTUNITY, THIS QUALITY DESIGNED AND BUILT COMMERCIAL PROPERTY SITUATED IN THE POPULAR CALULA INDUSTRIAL AREA. BEING OFFERED TO THE MARKET TO BE BOUGHT FOR WELL BELOW BUILDING COSTS THIS IS THE PERFECT PROPERTY FOR THE GROWING BUSINESS LOOKING FOR MORE ROOM TO EXPAND. THIS PROPERTY WAS COMPLETED IN 2011 AND SITS ON A LEVEL SITE MEASURING 2,678 SQ/M. THE BUILDING SIZE IS APPROXIMATELY 790 SQ/M 37.5 M X 21.05 M PLUS ANOTHER 90 SQ/M OF MEZZANINE. EAST FACING ARE 3 LARGE SLIDING DOORS TO 3 LARGE BAYS WITH CLEARANCE OF 5.3 METRES TO THE NORTH A STORAGE AREA WITH ELECTRIC ROLLER DOOR 4 M X 4 M THE PROPERTY HAS A SHOW ROOM MEASURING APPROXIMATELY 14 M X 12 M INCLUDED 2 OFFICES, WORKSHOP, DISABLED TOILETS AND BATHROOM, LUNCHROOM, REVERSE CYCLE AIR-CONDITIONING, 3 PHASE POWER, HI-BAY LIGHTING, LED DOWN LIGHTING, WIRED THROUGHOUT PHONE AND DATA POINTS, AND ALARM. LEESOR PAYS BUILDING INSURANCE LEASED 15 years with 2 rights of renewal years 5 and 10 \$55,000 PER ANNUM PLUS GST AND OUTGOINGS.

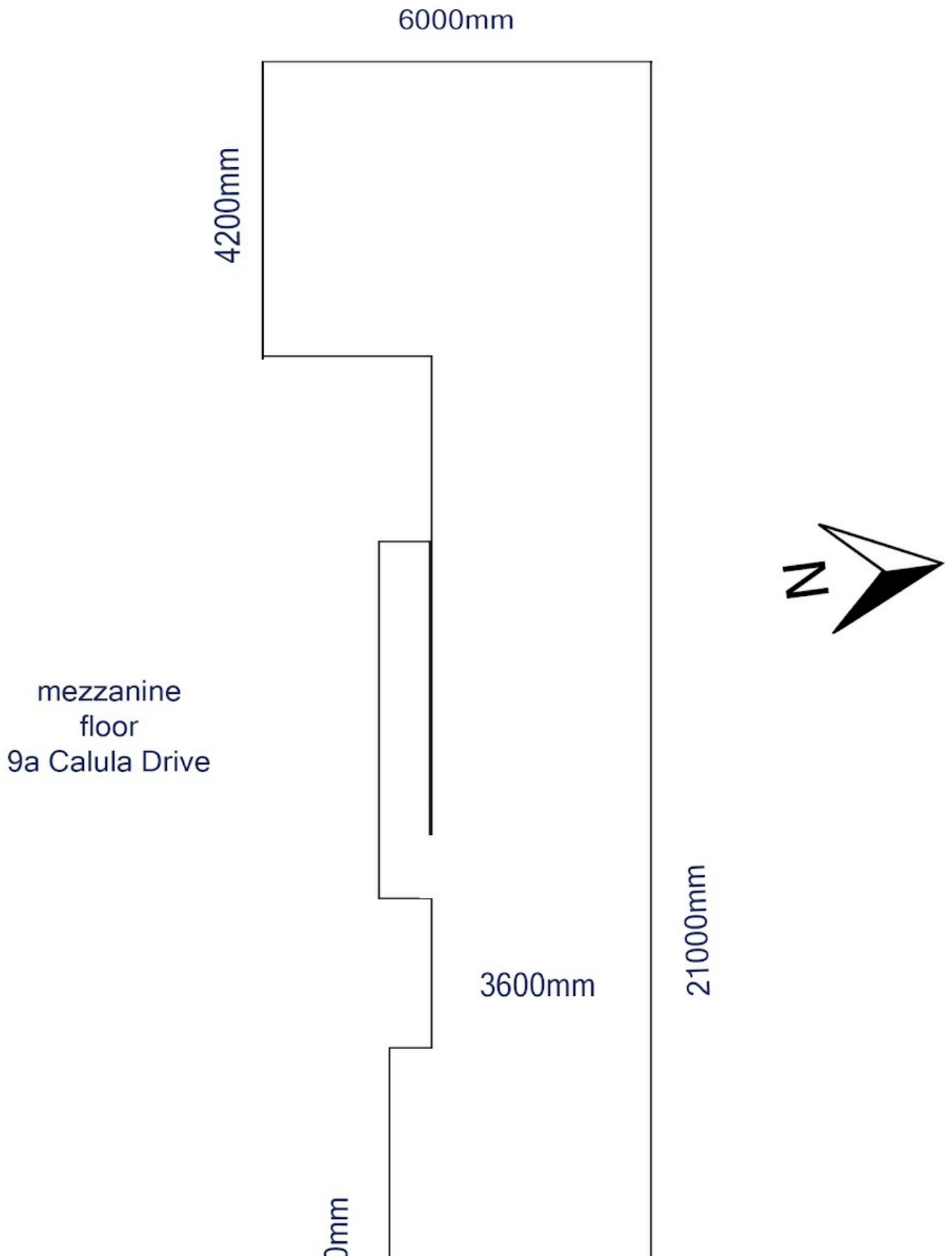
0 BED | 0 BATH | 0 CAR

PRICE:
\$650,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.



4200mm