



## FOR SALE

### FULLY TENANTED HIGHLY SOUGHT AFTER RETAIL PREMISES IN A PRIME MAIN STREET LOCATION!

This 1019sqm commercial property is positioned in the main street of the thriving town of Streaky Bay on the Eyre Peninsula, and is currently disposed as shop front/office, warehouse/storage areas, and vacant land.

Currently leased to a quality tenant, this property offers fantastic street exposure to both foot and car traffic and has a large amount of shopfront and window space.

The office space includes a large reception or showroom area, boardroom area, multiple office spaces, male/female amenities and kitchen facilities. The rear warehouse space is high clearance and the additional large yard area is ideal for parking and storage. There is also a private parking space adjacent the lunchroom.

The office area is approximately 150sqm with high quality fitout, air conditioning, 5 data points and 5 phone points.  
The rear warehouse is perfect for storage and the lock up yard area is also ideal for parking and storage.  
There is also an opportunity to create 2 tenancies as the floor space is very generous (subject to local council consent).

SHOP/OFFICE – BRICK CONSTRUCTION WITH TIN ROOF  
WAREHOUSE/STORAGE AREA – TIN CONSTRUCTION WITH CEMENT FLOORING

Note: This property does not provide bedrooms or living areas

Contact Travis Barber @ Streaky Bay Realty on 0421 925 005 for further information  
RLA 269823

0 BED | 0 BATH | 5 CAR

#### PRICE:

NEW PRICE! \$320,000 (EXC GST)

#### OPEN FOR INSPECTION:

N/A



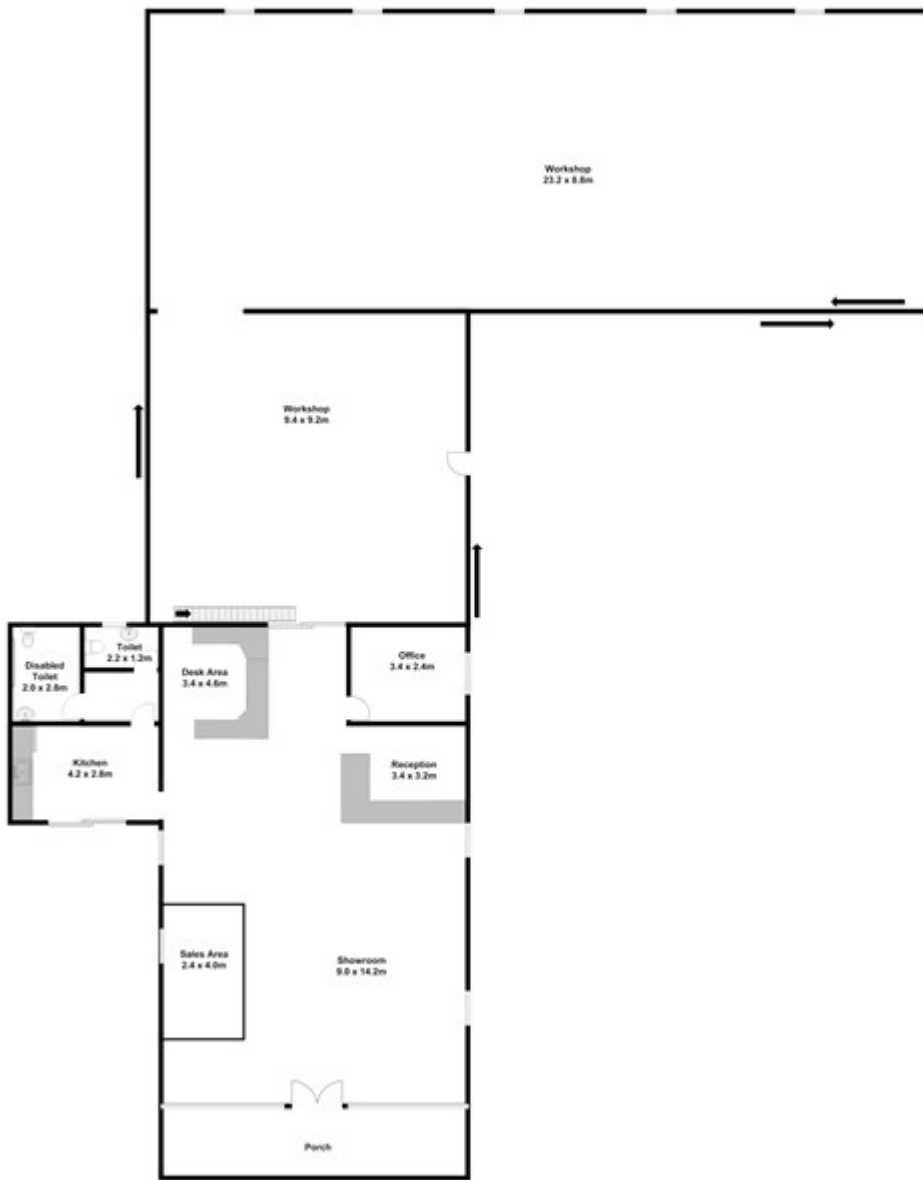
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.