

FOR SALE

PRIME COMMERCIAL ALLOTMENT

****Prime Commercial Gateway - Last Remaining Lot in Prestigious Employment Zone****
 Seize this exceptional opportunity to secure the final piece of prime commercial real estate in Mount Gambier's sought-after employment precinct. Positioned strategically adjacent to the highway with unparalleled B-double access, this expansive 4,761m² parcel represents the last chance to establish your business in this fully developed subdivision.

This substantial landholding offers everything modern commerce demands. The property comes fully serviced with essential infrastructure already in place - mains power, sewer connections, town water supply, and comprehensive stormwater management systems. The strategic highway frontage ensures maximum visibility and accessibility for your future commercial venture.

- **Key Commercial Advantages:****
- Zoned E - Employment, perfect for commercial and light industrial uses
 - Exceptional B-double truck access directly to the allotment
 - Highway adjacency providing superior exposure and logistics
 - Fully serviced site ready for immediate development
 - Last remaining lot in established subdivision

- **Location Benefits:****
- Major regional service centre with 26,878 residents
 - Strategic position on Princes Highway corridor
 - Close proximity to Victorian border enhancing interstate trade
 - Established commercial and industrial precinct
 - Access to skilled regional workforce

This rare opportunity combines the security of an established location with the potential for significant commercial development. The employment zoning provides flexibility for various commercial uses, while the comprehensive services eliminate the typical costs and delays associated with site preparation.

Further Information Contact Allen Smith 0419 869 854
 RLA 114222

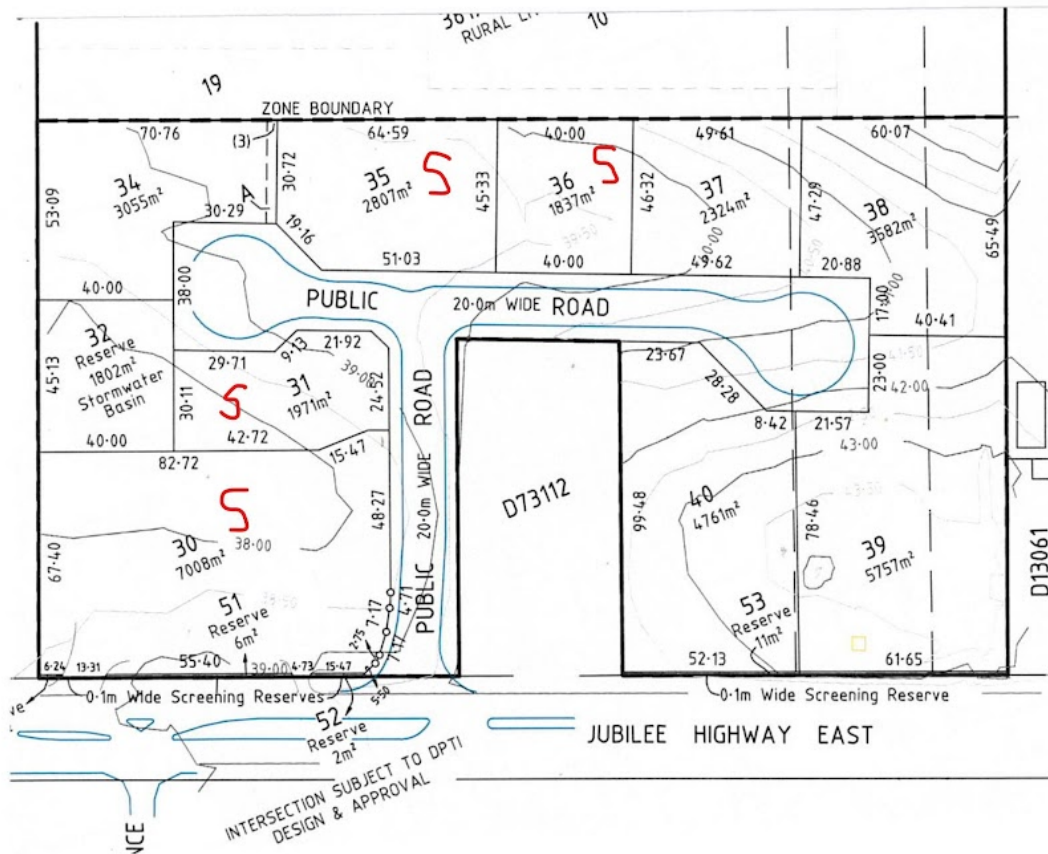
0 BED | 0 BATH | 0 CAR

PRICE:
 \$666,500 + GST

OPEN FOR INSPECTION:
 N/A



Allen Smith
0419869854
 allen.smith@atrealty.com.au
www.atrealty.com.au
 RLA: 269823



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.