

27 WEHL STREET SOUTH, MOUNT GAMBIER, SA, 5290



**SOLD**

## SOLID INVESTMENT

Opportunity to purchase a stunning turn of the Century Character Villa modified over recent years to cater as Commercial Offices.  
Large allotment 1,022 with rear parking.  
Currently leased to a long-term tenant.  
3 years lease commencing on the 1st of September 2020 with 2x3 Years rights of renewal.  
Returning \$42,000 plus GST per annum, CPI Increases, Plus all out goings.  
Gas Heating, Split System Air-Conditioning.  
Open Reception and utility Area. Conference room. 4 bay Carport, Covered Patio Area.  
Great Location Close to Mount Gambier Business Centre.

RLA 269823

0 BED | 0 BATH | 0 CAR

PRICE:  
\$785,000

OPEN FOR INSPECTION:  
N/A



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This drawing is for illustration purpose only. All measurements are approximate only and information intended to be relied upon should be independently verified.

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.