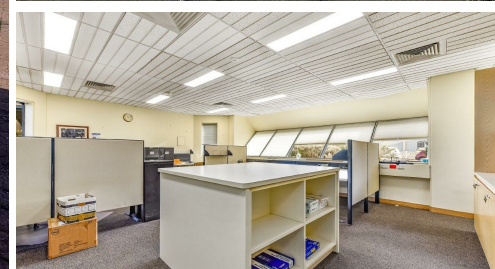


11 HELEN STREET, MOUNT GAMBIER, SA, 5290



SOLD

PRE EMINENT CENTRALLY LOCATED OFFICE COMPLEX IN MOUNT GAMBIER SOUTH AUSTRALIA

This has to be "Opportunity Knocking"
A pre-eminent centrally located office building complex is now being proudly offered for sale by Auction on the 19th May 2023 at 10.30am onsite. Unit 6 on Level 1 - 11 Helen Street Mount Gambier, SA, 5290

This will be through @realty's agent Garry Hardy on behalf of the current owners of some 20 years standing.

The building was completed in 1979, built to last and innovative in its style. A high standard of maintenance has been lavished on this building from its inception to the present day. Office accommodation is available on both levels, ground floor and first floor. Comprising ten units the major tenants are SA Government agencies as has been the case over the last 20 years. There are two head leases.

Unit six is currently vacant with the rest of the office space currently tenanted. Considerable foresight was shown with the provision of 60 off street car parks with garage/shedding at the rear of the property for tenants storage. Drive through from Helen Street entrance to Railway Terrace exit and the scale of the property becomes even more apparent.

AUCTION CONDITIONS APPLY - CONTACT AGENT GARRY HARDY 0488 055 924
RLA 269823

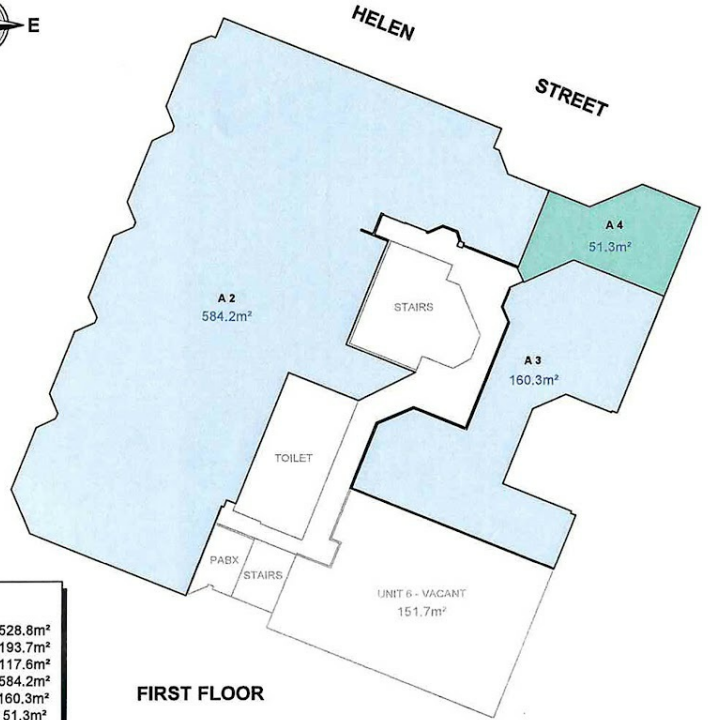
0 BED | 0 BATH | 0 CAR

PRICE:
\$2,093,000

OPEN FOR INSPECTION:
N/A



Garry Hardy
0488055924
garry.hardy@atrealty.com.au
www.atrealty.com.au
RLA: 269823



AREA SCHEDULE	
A 1 (Ground Floor)	528.8m ²
B 1 (Ground Floor)	193.7m ²
B 2 (Ground Floor)	117.6m ²
A 2 (First Floor)	584.2m ²
A 3 (First Floor)	160.3m ²
A 4 (First Floor)	51.3m ²
TOTAL	1635.9m²

GROUND FLOOR

FIRST FLOOR

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.