



# FOR SALE

## INVESTMENT OR DEVELOPMENT

HISTORICAL MOUNT GAMBIER WOOL STORES FOR SALE IN THE POPULAR EVER GROWING RAILWAY PRECINCT.  
IDEAL INVESTMENT PROPERTY WITH ANNUAL INCOME APPROXIMATE \$60,000 WITH AROUND 25 TENANCIES MOSTLY SHORT TERM LEASES AS STORAGE SHEDS, WITH 2 LARGER TENANTS.  
OPPORTUNITY TO BUY A PIECE OF MOUNT GAMBIER'S HISTORY WITH SITE AREA MEASURING 1,978 SQ/M AND BUILDING MEASURING 1,295 SQ/M.  
THE DREAM DEVELOPMENT GREAT LOCATION, CHARACTER AND SIZE.  
COULD BE DEVELOPED INTO A VARIETY OF USES OR JUST KEEP AS INVESTMENT.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$560,000

OPEN FOR INSPECTION:  
N/A



**Peter Dempsey**  
**0418854393**  
peterdempsey@atrealty.com.au  
[peterdempseyatrealty.com](http://peterdempseyatrealty.com)  
RLA: 269823