







## **DUAL INVESTMENT OPPORTUNITY**

This property offers a commercial / residential investment opportunity. Situated in a prime position on the corner of Taylor and Draper Street in the Kadina CBD with high traffic flow, this property has great potential as a development site.

17 Taylor St offers a shop front and commercial space of 187 sqm, shedding of 105 sqm and carpark spaces. The commercial space is leased until 30th September 2025 with a 5-year renewal period.

The property also offers a separate residence which includes 3 bedrooms, lounge, kitchen, dining, bathroom, and laundry with small back yard on a separate residential lease (currently vacant).

For further information or to arrange an inspection please contact us today!

Zoned: Township Main St

Council Rates 24/25 - \$5146.05 per annum

\*Denotes approximate

RLA228106

DUAL INVESTMENT OPPORTUNITY

**Price** SOLD for \$429,550

📇 3 🤊 1 😭 13 🖸 1,095 m2

Property Type Commercial

 Property ID
 11418

 Land Area
 1,095 m2

## **Agent Details**

Brenton Brind - 0408 955 182 Nathan Collins - 0477 283 370

## **Office Details**

Kadina

6A Graves St Kadina, SA, 5554 Australia (08) 8821 3666



The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any

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