



44 & 44A Graves St, Kadina



PRIME COMMERCIAL INVESTMENT OPPORTUNITY

Positioned in the heart of Kadina's main street, this rejuvenated commercial property presents an outstanding opportunity for astute investors or a self-managed superannuation fund (SMSF).

The property is securely leased to established tenants who are deeply invested in the local area, with a solid 3 x 3 year lease in place, offering long term income security and peace of mind.

The building features a well-designed layout, including:

- 6 private offices
- Reception area and admin space
- 2 Conference room
- Staff kitchen and amenities
- Activity room
- Rear shed with office for storage or off-street parking
- Utilities and store

With its prominent location, quality fit-out, and secure lease, this property ticks all the boxes for a smart commercial investment.

Contact us today for further information or to arrange a private inspection.

Information Memorandum available upon request.

2 518 m2

Price	SOLD for \$695,000
Property Type	Commercial
Property ID	11694
Land Area	518 m2
Office Area	212 m2
Warehouse Area	129 m2

Agent Details

Brenton Brind - 0408 955 182

Office Details

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



RLA228106

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