



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 518m2

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
Australia
(08) 8821 3666



RLA228106

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 responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.