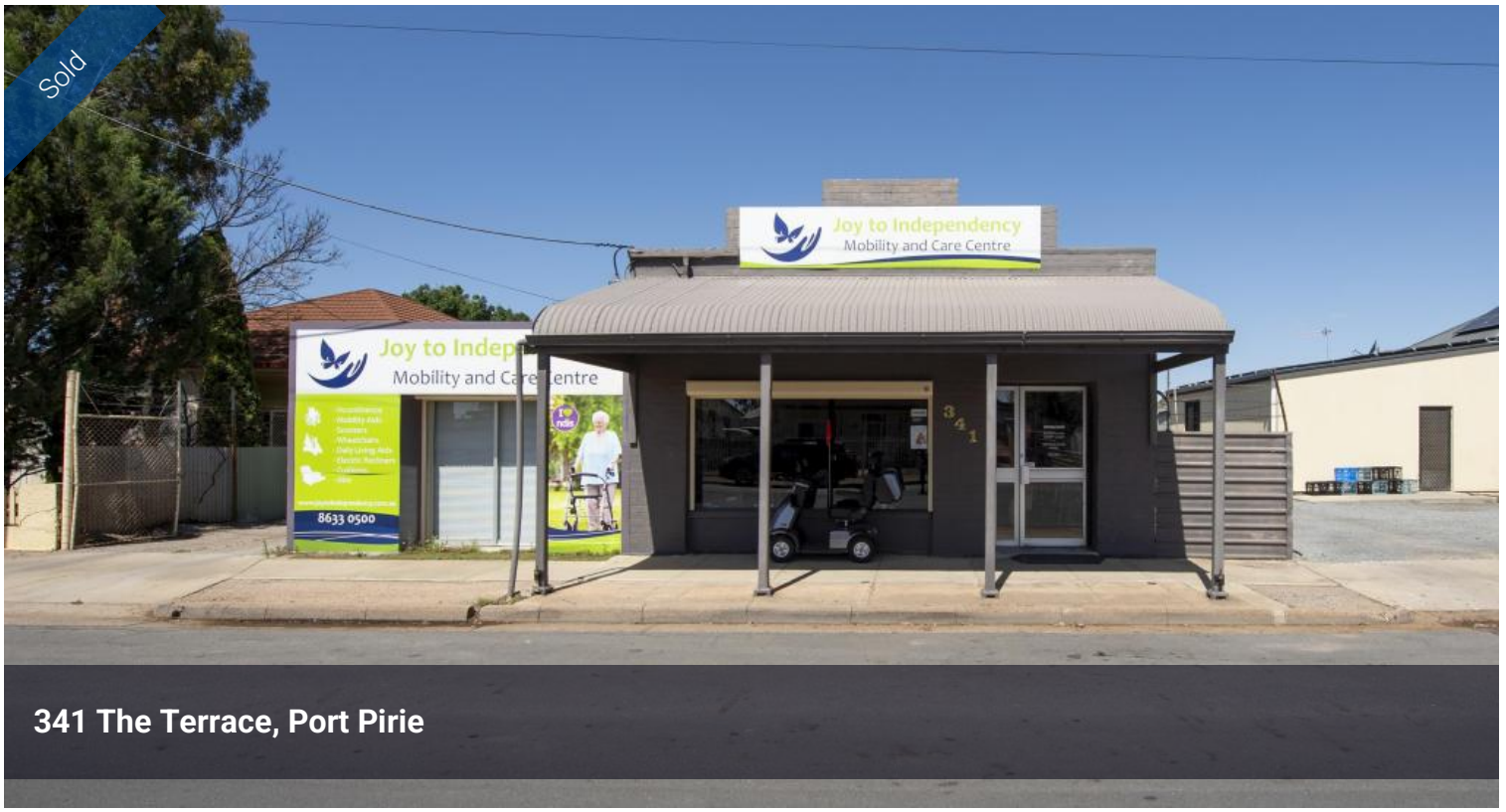


341 The Terrace, Port Pirie







FREEHOLD COMMERCIAL INVESTMENT – LONG LEASE & SOLID RETURNS

8 1,011m2

Price	SOLD for $455,000
Property Type	Commercial
Property ID	11910
Land Area	1,011 m2
Office Area	124 m2
Warehouse Area	132 m2

A rare opportunity to secure a blue-chip freehold property in a high-traffic Port Pirie location, combining versatile improvements with a brand-new long-term lease.

Property Highlights:

- 260m² combined building area* – adaptable retail/office plus warehouse/shedding
- Generous 1,011m² allotment* with excellent access and on-site parking
- Kitchen facilities, staff rest room, and multiple split-system air-conditioners
- Solar system installed for added efficiency
- Highly visible The Terrace frontage in a proven commercial precinct

Investment Features:

- New 2 + 2 year lease just commenced
- Returning approx. $2,628 per month / $31,536 p.a.

Agent Details

Lee Jackson - 0427 440 954

Office Details

Port Pirie
90 Florence Street Port Pirie, SA, 5540 Australia
08 8633 4555

WARDLE Co. Real Estate

- CPI annual increases
- Tenant pays all outgoings, including council rates and water

A strong, low-maintenance investment with excellent tenant security and future upside.
Opportunities of this caliber in Port Pirie are tightly held – move quickly.

Contact Lee Jackson for further details or to arrange a confidential inspection.

Disclaimer:
All information provided has been sourced from what is believed to be reliable; however, neither the agent nor the vendor guarantees its accuracy. Interested parties are advised to undertake their own inspections, enquiries and due diligence, including measurements, zoning and lease details, to satisfy themselves of the accuracy of all information and the suitability of the property. Prices, yields and amounts quoted are approximate and subject to change without notice. Any reference to price or consideration is exclusive or inclusive of GST only where specifically stated, and purchasers should seek independent advice regarding GST implications.

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.