

Sold



341 The Terrace, Port Pirie



FREEHOLD COMMERCIAL INVESTMENT – LONG LEASE & SOLID RETURNS

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.

8 1,011 m²

Price	SOLD for \$455,000
Property Type	Commercial
Property ID	11910
Land Area	1,011 m ²
Office Area	124 m ²
Warehouse Area	132 m ²

Agent Details

Lee Jackson - 0427 440 954

Office Details

Port Pirie
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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.

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