

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:

- 260m<sup>2</sup> combined building area\* – adaptable retail/office plus warehouse/shedding
- Generous 1,011m<sup>2</sup> 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 m<sup>2</sup>

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

### Agent Details

Lee Jackson - 0427 440 954

### Office Details

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



- 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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