



30 Minlaton Road, Yorketown



Versatile Commercial Opportunity with Value-Add Potential

Positioned in a highly visible and accessible location, 30 Minlaton Road, Yorketown presents a fantastic opportunity for businesses or investors seeking a versatile commercial space with the potential to add value. While the property would benefit from some updating and maintenance, it offers a solid foundation with excellent infrastructure already in place.

Key features include:

- 3-phase power, suitable for a range of commercial or light industrial uses
- 6kW solar system to assist with energy efficiency
- Spacious shed with mezzanine, ideal for storage or additional workspace
- 5-metre-high carport accommodating trucks, buses, or large vehicles
- Six offices, with three fitted with split system air conditioning
- Front reception area with adjoining waiting room
- Kitchen facilities for staff convenience
- Eight on-site car parks for staff and clients

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Price	\$335,000 excluding GST
Property Type	Commercial
Property ID	12250
Office Area	239 m2
Warehouse Area	426 m2

Agent Details

Tony Clark - 0427 363 161

Office Details

Wallaroo
11 Owen Tce Wallaroo, SA, 5556
Australia
(08) 8823 3633



With great bones and plenty of potential, this property is well suited to those looking to renovate, customise, or invest in a functional commercial premises in a prime Yorketown location.

Contact Tony Clark on 0427 363 161 to arrange an inspection.

RLA228106

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