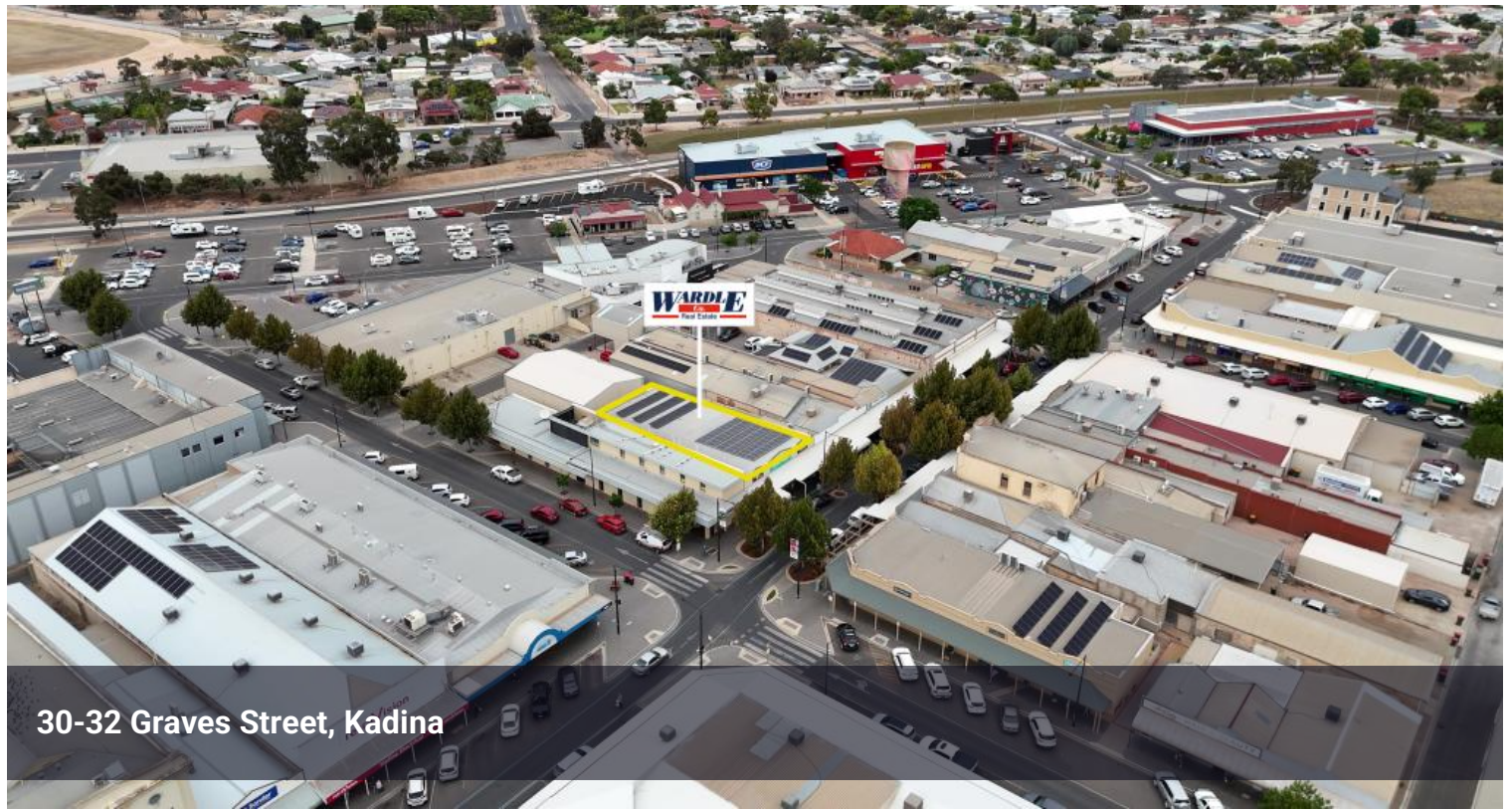




LEASE OPPORTUNITY IN HEART OF KADINA

An outstanding opportunity has arisen to secure a shopfront in the heart of Kadina's CBD. This versatile space is available for lease either as a whole or split into two smaller retail tenancies, offering flexibility to suit a range of business needs.

Positioned in a high-visibility location with strong foot traffic, the property is ideal for businesses looking to establish or expand their presence.

Option 1 – Single Tenancy

Approximately 480 sqm floor space with 2 unisex toilets, two lunchrooms, 2 storerooms, an office and 6 car parks.

Annual rent of \$102,000 per annum plus GST and outgoings.

Option 2 – Dual Tenancy

Shop 1

Approximately 285 sqm floor space with 1 unisex toilet, lunchroom, storeroom and 4 car parks.

Annual rent of \$62,000 per annum plus GST and outgoings.

Shop 2

Price	FOR LEASE
Property Type	Commercial
Property ID	12272

Agent Details

Brenton Brind - 0408 955 182

Office Details

Kadina

6A Graves St Kadina, SA, 5554

Australia

(08) 8821 3666



Approximately 195 sqm floor space with 1 unisex toilet, lunchroom, storeroom, office and 2 car parks.

Annual rent of \$42,000 per annum plus GST and outgoings.

Property Features:

- Excellent overall condition
- Flexible configuration as one or two tenancies
- Two unisex toilets
- Two kitchens
- Multiple storage areas
- Solar power system
- Two water meters
- Individual heating and cooling to each tenancy
- Shared effluent system

Estimated availability from July 2026.

This is a high-quality commercial property offering flexibility!

Contact us today for further information or to book an inspection.

Information Memorandum available on request.

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.