



Prime Commercial Location with excellent parking and exposure

Positioned on a substantial 6,150m²* allotment with approximately 50 metres* of frontage, this outstanding commercial property offers exceptional exposure, ample on-site parking, and a large rear turning area suitable for semi-trailer access and manoeuvring.

The impressive front showroom and office complex is currently leased on a 5 year term, returning \$52,000 per annum* plus GST.

The office area has 3 phase ducted reverse cycle air conditioning and is accompanied by kitchen facilities, shower and toilet amenities. The carpeted showroom area has insulated ceilings, LED lighting, and two reverse-cycle ducted air conditioning systems.

The middle shed provides excellent flexibility for future leasing opportunities. Improvements include multiple storage areas, two sliding doors, personal access doors, a separate toilet, bunker storage, and evaporative air conditioning, making it ideally suited to a variety of commercial applications.

Located separately from the main complex, the rear shed comprises approximately 436m²* and is fitted with concrete flooring, insulated roofing, quality lighting, two sliding doors, a roller door, and two personal access doors. The building is further enhanced by fire safety equipment and a Swan security

6,150m²

Price

Expressions of Interest by
4:00pm Thurs 6/8/26

Property Type

Commercial

Property ID

12437

Land Area 6,150 m²

Office Area 1,361 m²

Warehouse Area 436 m²

Agent Details

Graeme Nield - 0428 848 915
Lauren Ferme - 0466 072 288

Office Details

Clare
190 Main North Rd Clare, SA, 5453
Australia

system throughout.

08 8842 1154

Additional infrastructure includes a 30kW* solar power system, 110kVA* backup generator, approximately 3,000-gallon* rainwater storage, stormwater improvements, and extensive compacted gravel hardstand areas providing excellent vehicle access and operational efficiency. Combining secure rental income, flexible multi-building configuration, and outstanding commercial exposure, this is a rare opportunity to acquire a well-established commercial asset in the thriving Mid North township of Balaklava.



CT: 5241 / 771

Zoned: Employment (E)

Council: Wakefield Regional Council

* Denotes Approximate

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.