



## Great Location

Retail • Showrooms/Bulky Goods

109B Maurice Road, Murray Bridge, SA 5253

**Floor Area:** 1,000 m<sup>2</sup>

## Property Description

The building totals approx 1,000 sqm of floor space including show room, offices, reception area, amenities and mezzanine all situated on approximately 2,700 sqm of land. This property has the potential to be let to two separate tenants complete with separate electricity and water meters. Tenancy 1 offers four offices, amenities, mezzanine and show room totalling approx 660 sqm. This tenancy also has the added feature of street frontage and front car parking space. Potential rental return of \$5,000 + GST per month + outgoings. Tenancy 2 offers one office, toilet and work space totalling approx 320 sqm. This includes shared car parking at the rear of the property and private entrance. Potential rental return of \$2,100 + GST per month + outgoings. Features of the property include front car parking, approx 100 amps of 3 phase power, mains gas, mains water, sewer, common rear car park, ample sliding doors for access and bitumen driveway and car parks.'

## For Sale

\$925,000 + GST

For Sale

## Additional Details

Tenure Type	Zoning
Vacant Possession	Light Industry

# Raine&Horne.

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