



## Prime Location, Rare Opportunity.

Offices • Retail

28 BRIDGE STREET, Murray Bridge, SA 5253

**Floor Area:** 366 m<sup>2</sup>

**Land Area:** 780.00 m<sup>2</sup> (approx)

## For Sale or Lease

\$1,600,000 + GST or \$130,000 + GST + outgoings

For Sale

## Property Description

What a fantastic opportunity to invest in this prime location. You can relocate your business or just become a landlord of a great investment property. After being there for over 20 years, the current tenant will vacate in mid August 2021. A new chapter awaits for small scale retail, cafes, restaurants or service industry (SCC). The building is approx. 360 sqm and is situated on approx. 760 sqm of land across two titles complete with rear access and private rear carparking. Its is very rare that a vacant commercial property in this location becomes available for sale or lease (\$130,000.00 P/A + GST + outgoings). With the Murraylands enjoying positive growth, now is the time to invest. Contact our office to view today!

## Additional Details

### Tenure Type

Tenanted  
Investment

### Energy Efficiency

0.0-star NABERS

### Car Spaces

4

### Zoning

Suburban Main  
Street - SMS

# Raine&Horne.

**John DeMichele**

0417811435

**Raine & Horne - (RLA145239)**

4 Seventh Street, Murray Bridge SA  
5253