



Retail Opportunity in central location.

Retail • Offices

5 Glen Street, Millicent, SA 5280

Floor Area: 635 m²

Land Area: 1012.00 m² (approx)

For Sale

\$275,000 - \$295,000

For Sale

Under Contract

Property Description

Purchase premises on 1 title with 3 separate shop fronts or offices returning over 4.5% rental yield currently with increase potential if all filled.

Central to township with current tenants across 3 businesses.

Rear delivery entrance and car-park.

High Traffic area of town.

Rates: \$2015.00 per annum

FLOOR MEASUREMENTS

5a - Vacant Shop front: 9.3m Long X 5.2 Wide

Storage room at rear - Currently leased on temp basis for \$120 per week including outgoings.

5b - Passage entrance down to reception counter and 3 offices of approx 3.2m x 4m.

Storage room and rear interior door connecting to 5c hallway. Currently tenanted at \$200 per month

5c - Largest floor space. Shop 10.80m x 19.8m, rear storeroom 4.3m x 8m. 2 other offices and store room. Kiosk area which opens to shop area. steps raised to Kitchen staff room and 2 toilet bathrooms.

Possible space share opportunity with Kiosk outlet in 5c

Currently tenanted at \$1000 per month.

Additional Details

Building

Partial

Tenure Type

Tenanted
Investment

Zoning

Commercial

Parking Comments

Approx 12 car parks
at rear



Fiona Telfer

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South East Property Sales and
Management - MILLICENT

78 George ST, Millicent SA 5280