



Mixed Use Investment Opportunity

For Sale

Offers over \$750,000
For Sale

Retail • Other

904 South Road, Edwardstown, SA 5039

Floor Area:

186 m²

Land Area:

350.00 m² (approx)



Property Description

- Net annual income of \$38,504.41*
- Two tenancies - ground floor commercial and first floor residential
- Zoned Commercial South Road Policy Area 2 in the City of Marion
- Total building area of 186 sqm*
- Total site area of 350 sqm*
- 3 on-site car parks
- Substantial upside in ground-floor rental

904 South Road, Edwardstown offers an outstanding investment opportunity only 5 kilometres* from the CBD. With commercial and residential tenancies fully-fitted and operating, the property offers an attractive return with diversified income from two tenants.

The ground floor tenancy is currently leased to Black Forest Optical on a brand new, 2-year lease for approximately \$30,000 per annum plus outgoings and GST. The first floor is currently leased as an AirBnB tenancy and is fully-booked for weeks to come (\$55 per night). The history of this tenancy on a long-term residential basis suggests that it has been easily able to achieve \$300 per week (\$15,600 per annum*).

The property itself presents well, being recently refurbished. The building has a strong street presence and there are 3 on-site car parking spaces and rear disabled-access facilities.

For all enquiries or for more information on 904 South Road, Edwardstown please contact Saxon Smith of McGees Property (RLA 1722)

(* approx)

Additional Details

Tenure Type	Car Spaces
Tenanted	3
Investment	

904 South Road, Edwardstown, SA 5039



Saxon Smith

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McGees Property - Adelaide
(RLA 1722)

Level 10/60 Waymouth Street,
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