



## GREAT RETAIL /LEISURE OPPORTUNITY - CURRENT USE PLAYCAFE

Retail • Showrooms/Bulky Goods • Industrial/Warehouse

7-11 Helicon Drive, Golden Grove, SA 5125

**Floor Area:** 920 m<sup>2</sup>

**Land Area:** 4000.00 m<sup>2</sup> (approx)

### Property Description

- **CURRENT USE PLAY CAFE**
- **POTENTIAL FOR BULKY GOODS/RETAIL**
- **PRECAST CONCRETE CONSTRUCTION & A/C**

Fantastic opportunity adjacent the Golden Grove Shopping Centre, adjacent the proposed Aldi Supermarket and next to Cheap as Chips. Currently used as play café, the property has commercial kitchen, grease trap, toilets, upstairs and ground floor party rooms, air conditioning and importantly council approval for the use as a play café. There is ample carparking and the location opposite the Golden Grove Shopping Centre is excellent.

The floor area is approx. 920 m<sup>2</sup> (820m<sup>2</sup> and upstairs 100m<sup>2</sup>). with front door access and ample carparking.

**Leased**

Leased: Mon 27-Jun-16

### Additional Details

**Building**  
Partial

**Tenure Type**  
Vacant Possession

**Outgoings**  
\$21000

**Parking Comments**  
Parking included

**Raine & Horne**  
Commercial

**David Ente**

0412127653

Raine & Horne Commercial -  
WAYVILLE

8 Greenhill Road, Wayville SA 5034

 **realcommercial.com.au**  
Australia's No.1 commercial property site\*

www.realcommercial.com.au/501930310