



## INVESTMENT OR DEVELOPMENT

Industrial/Warehouse

36 MARGARET STREET, Mount Gambier, SA 5290

**Floor Area:** 1,295 m<sup>2</sup>

**Land Area:** 1978.00 m<sup>2</sup> (approx)

### Property Description

HISTORICAL MOUNT GAMBIER WOOL STORES FOR SALE IN THE POPULAR EVER GROWING RAILWAY PRECINCT.  
IDEAL INVESTMENT PROPERTY WITH ANNUAL INCOME APPROXIMATE \$60,000 WITH AROUND 25 TENANCIES MOSTLY SHORT TERM LEASES AS STORAGE SHEDS, WITH 2 LARGER TENANTS.  
OPPORTUNITY TO BUY A PIECE OF MOUNT GAMBIER'S HISTORY WITH SITE AREA MEASURING 1,978 SQ/M AND BUILDING MEASURING 1,295 SQ/M.  
THE DREAM DEVELOPMENT GREAT LOCATION, CHARACTER AND SIZE.  
COULD BE DEVELOPED INTO A VARIETY OF USES OR JUST KEEP AS INVESTMENT.

**Sold**

Contact Agent

Sold: Thu 30-Nov-17

### Additional Details

**Building**

Whole

**Tenure Type**

Vacant Possession



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