



# High Yielding Investment

Retail • Hotel/Leisure • Land/Development

7 Percy Street, Mount Gambier, SA 5290

**Floor Area:**

3,790 m<sup>2</sup>

**Land Area:**

3700.00 m<sup>2</sup> (approx)

**Sold**

Contact Agent

Sold: Tue 11-Dec-18



## Property Description

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JLL presents the Oatmill Complex, 7 Percy Street, Mount Gambier for sale by Deadline Private Treaty; a mixed-use commercial investment property situated in the heart of Mount Gambier, South Australia's largest regional city.

The large mixed use property includes the city's cinema complex, a well known local Italian restaurant, tapas bar and long established dance studio. Significant areas of vacancy provide astute purchasers with the opportunity to occupy, develop, lease or value add all subject to normal statutory consents.

We highlight some key investment details below:

- Mixed use commercial development of approximately 3,790sqm\*
- Incorporating cinema, restaurant, tapas wine bar and dance studio
- Partially leased (1724sqm\*) to four tenants with passing income of \$237,120 per annum\*
- Prominent corner site of 3,700sqm\* with three street frontages
- Improvements to suit commercial office, retail, and food and beverage (subject to normal statutory consents)
- Significant upside from vacancies or to suit owner occupation
- Located in the heart of South Australia's largest regional city

7 Percy Street, Mount Gambier is offered for sale by Deadline Private Treaty closing Friday 21 September.

For further information, please contact the selling agents.

JLL  
RLA1842

## Additional Details

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**Building**  
Partial

**Tenure Type**  
Tenanted  
Investment

7 Percy Street, Mount Gambier, SA 5290



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