184 Grange Road, FLINDERS PARK, SA 5025

Commercial Building of some 300m2 of floor space with ample car parking in Prominent Location on approx. 828m2 of land

This updated spacious commercial property on a corner location is currently leased by two separate businesses and set up as:

- 2 x separate reception / entrance areas

- 7 x office rooms

- Showroom

- Boardroom

- Foyer / Lounge area

- IT / Data room

- Staff Kitchen

- Stationary Storeroom

TYPE: Sold

INTERNET ID: 20145722

SALE DETAILS

$995,000

CONTACT DETAILS

ELDERS ON GRANGE
184 Grange Road
FLINDERS PARK, SA
08 8354 2424
RLA: 184226

Gary Krievs
0422 071 317

- Fireproof Vault

- Separate male and female toilets

- Car parking for 11 cars

Total annual rent received is approx. $55,000 + GST per annum CPI adjusted + outgoings.

- Tenant 1 pays approx. $26,000 + GST per annum rent (tenancy expires 14 March 2019)

- Tenant 2 pays approx. $29,000 + GST per annum rent (tenancy expires 31 December 2020)

Tenant 1 will be vacating as of the 14th of March 2019, therefore vacant possession is available for that part of the building as of that date.

Local Centre Zone within the City of Charles Sturt.

Take advantage of this rare opportunity to buy this magnificent building with high exposure half way between the city and the sea with approx. 31,300 cars driving past each day.
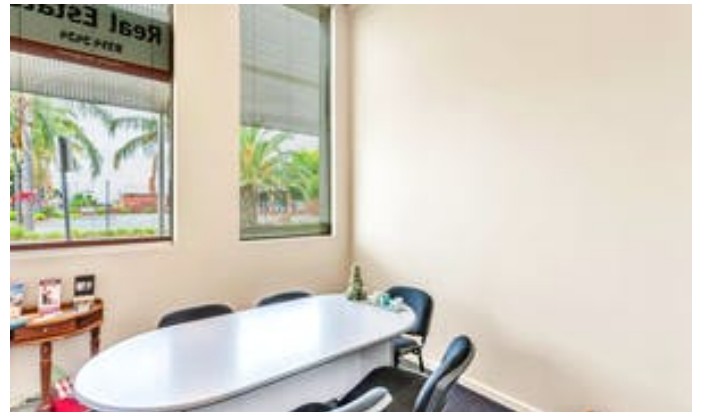
Close to transport and surrounded by shops, cafes, restaurants, bakeries etc...

Please contact Gary Krievs on 0422 071 317 or Sean Connors on 0412 454 314 for more information or to arrange an inspection.

Other features: Close to Schools,Close to Shops,Close to Transport

- Land Area 828.00 square metres
- Building Area: 297.00 square metres
- Car Parks: 11
- Air Conditioning

STAFF ROOM /
KITCHEN
4.50 X 4.05

OFFICE
3.69 X 4.05

OFFICE
2.68 X 2.82

OFFICE
2.68 X 2.82

FOYER
ENTRANCE

BIC · FR

BOARD ROOM
3.58 X 4.84

OFFICE
3.61 X 3.51

SHOWROOM RECEPTION
7.61 X 4.77

OFFICE
7.75 X 3.29

SHELVES DESK

OFFICE
3.40 X 2.46

IT
3.18 X 2.46

SHELVING
MOVABLE

STATIONARY
STORE
3.26 X 3.19

VAULT
2.85 X 3.20

SHELVES

DESK

RECEPTION

FOYER LOUNGE
7.73 X 4.44

WC

BINS
STORE
2.50 X 3.40

STO
RE

WC

OFFICE
2.89 X 3.04
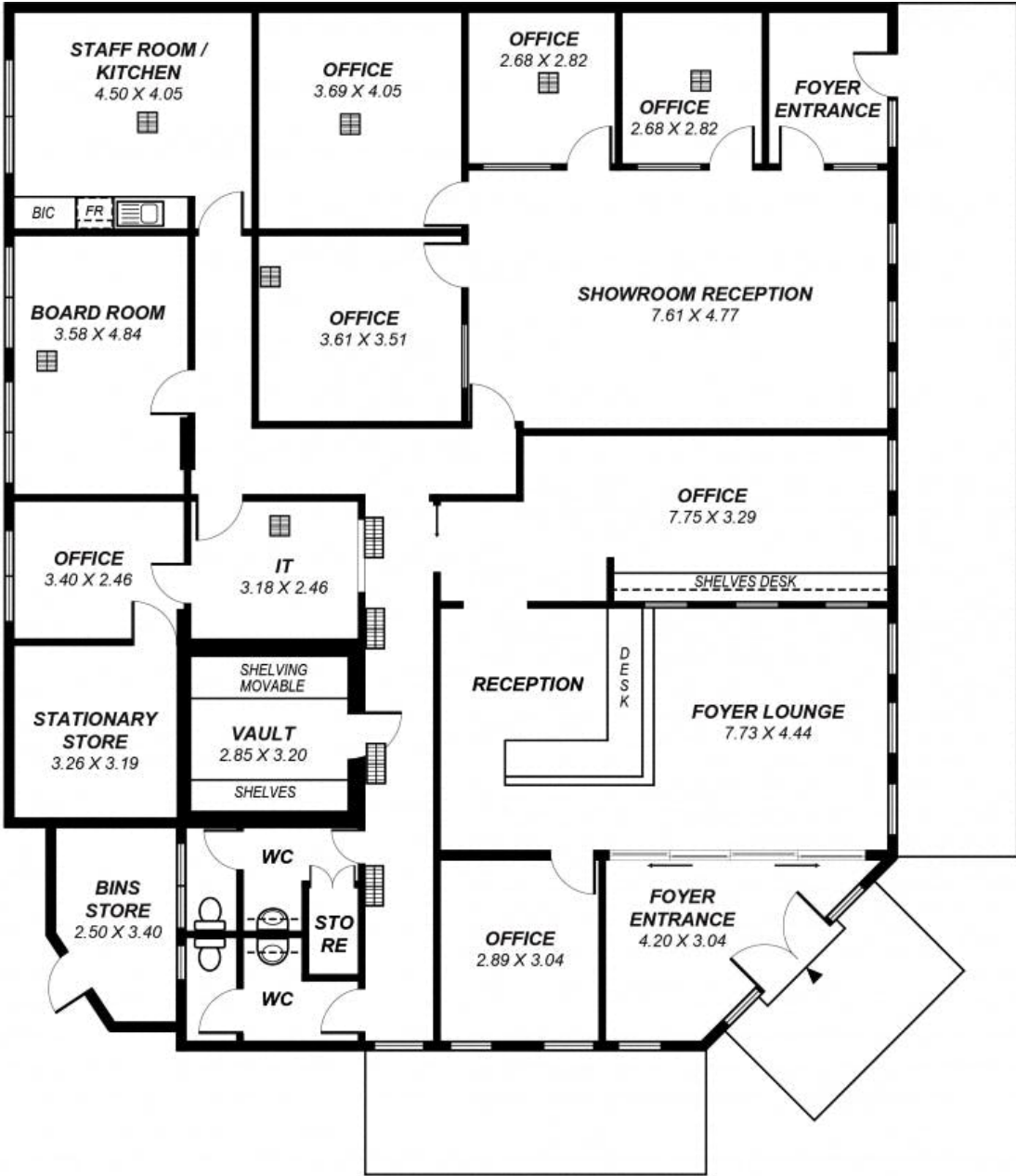
FOYER
ENTRANCE
4.20 X 3.04

This drawing is for illustration purposes only .
All measurements are approximate and details intended
to be relied upon should be independently verified.

Area	m²
Living:	300.00
Total:	300.00