



24 & 24A North Terrace, PORT ELLIOT, SA 5212

Outstanding Opportunity in Port Elliot

Port Elliot is a beautiful coastal town that is approximately 80km's south of Adelaide. Located on North Terrace, Port Elliot's main thoroughfare that links Goolwa to Victor Harbor, this flexible retail / office space, is a blank canvas that is ready for occupancy or leasing, with the addition of a rear studio and dual access, that potentially opens up a range of options. Commercial dwellings are rare in Port Elliot which is tightly held. Close to The Strand, The Port Elliot Bakery, the 2 major hotels and Horseshoe Bay and with good off street parking, this one is worth a look.

Features Include:

2 titles with 3 buildings

1350 square metres of land with parking and dual access

Building 1 â## 142 square metres approx.

Building 2 â## 142 square metres approx.

Building 3 â## 135 square metres approx.

TYPE: For Sale

INTERNET ID: 26P1470

SALE DETAILS

\$1,600,000

CONTACT DETAILS

Elders Goolwa

9 Cadell Street

Goolwa, SA

08 8555 3511

RLA: 213003

Ryan Bridges

0414 379 528

High ceilings ### 3m

8 formal car parks ### (2 for disability parking), plus on street options

Ideal street frontage to North Terrace for signage and business exposure

Reverse cycle ducted air throughout shop fronts with power points, data points and lighting

Front buildings with neat kitchen plus full bathroom with disability access

Blank canvas layout to create your own spaces, to suit a variety of tenants

Handy rear roller door access

Liveable studio with 1 bedrooms, neat kitchen and bathroom

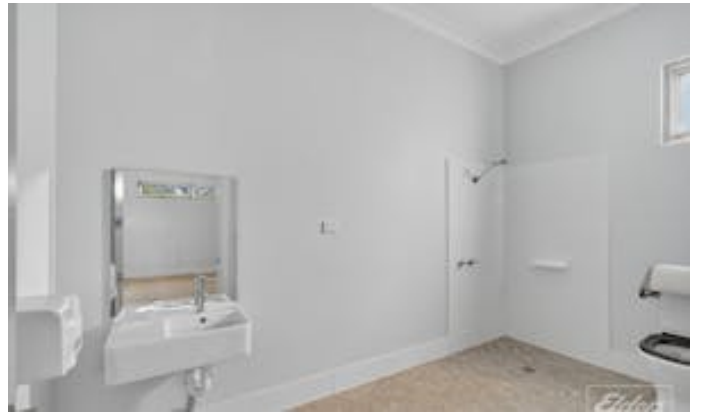
Port Elliot is the jewel in the South Coast's crown. A popular holiday destination with a large amount of permanent residents and simple access to the larger regional towns of Victor Harbor and Goolwa.

Call Ryan Bridges on 0414379528 for further details

- Land Area 1,350.00 square metre
- Commercial Type:
- Building Area: 420.00 square metres











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



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