



7 - 9 Governor Street, GOOLWA, SA 5214

Prime Commercial Investment with High Exposure

An exceptional opportunity to secure a high-exposure commercial property in the thriving Goolwa business precinct. Perfectly positioned opposite Stratco Hardware and just across from the busy Goolwa Shopping Centre, this substantial holding offers outstanding visibility and easy access - ideal for a range of businesses or investment pursuits.

Set on 1,831m² of land, the property features a total of 690m² of shedding, currently configured into three separate tenancies. Securely fenced and well laid out, the site provides excellent access for clients, deliveries and trades, with plenty of room for parking and manoeuvring.

Property Overview:

- Total land size: approx. 1,831m²
- Total shedding: approx. 690m² across three sheds
- Excellent exposure with high traffic flow
- Opposite Stratco Hardware & Goolwa Shopping Centre

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 26P1497

SALE DETAILS

\$1,150,000

CONTACT DETAILS

Elders Goolwa
9 Cadell Street
Goolwa, SA
08 8555 3511
RLA: 213003

Lucas Bradley
0438 404 492

- Secure fencing and easy access for vehicles

Shed Details:

Shed 1 375m² (15m x 25m)

- 5.1m clearance roller door
- Tiled office / customer lounge area
- Full wet area facilities
- Kitchen / lunchroom
- Extensive mezzanine storage

Shed 2 120m² (8m x 15m)

- 3.6m clearance roller door
- Ideal for trades, light industry or storage

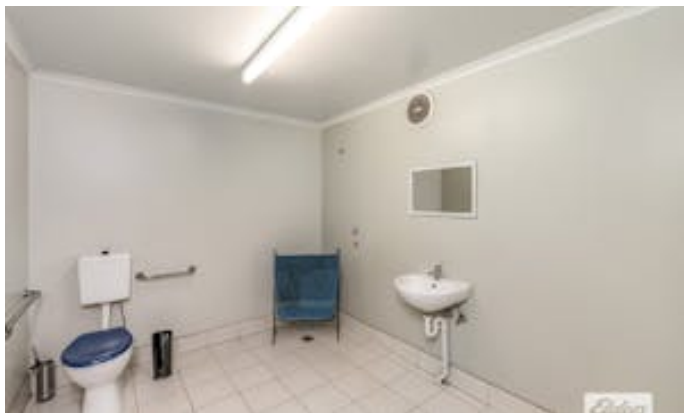
Shed 3 195m² (13m x 15m)

- Currently tenanted to an excellent long-term tenant
- Returning \$400 per week / \$20,800 per annum
- Tenant keen to remain

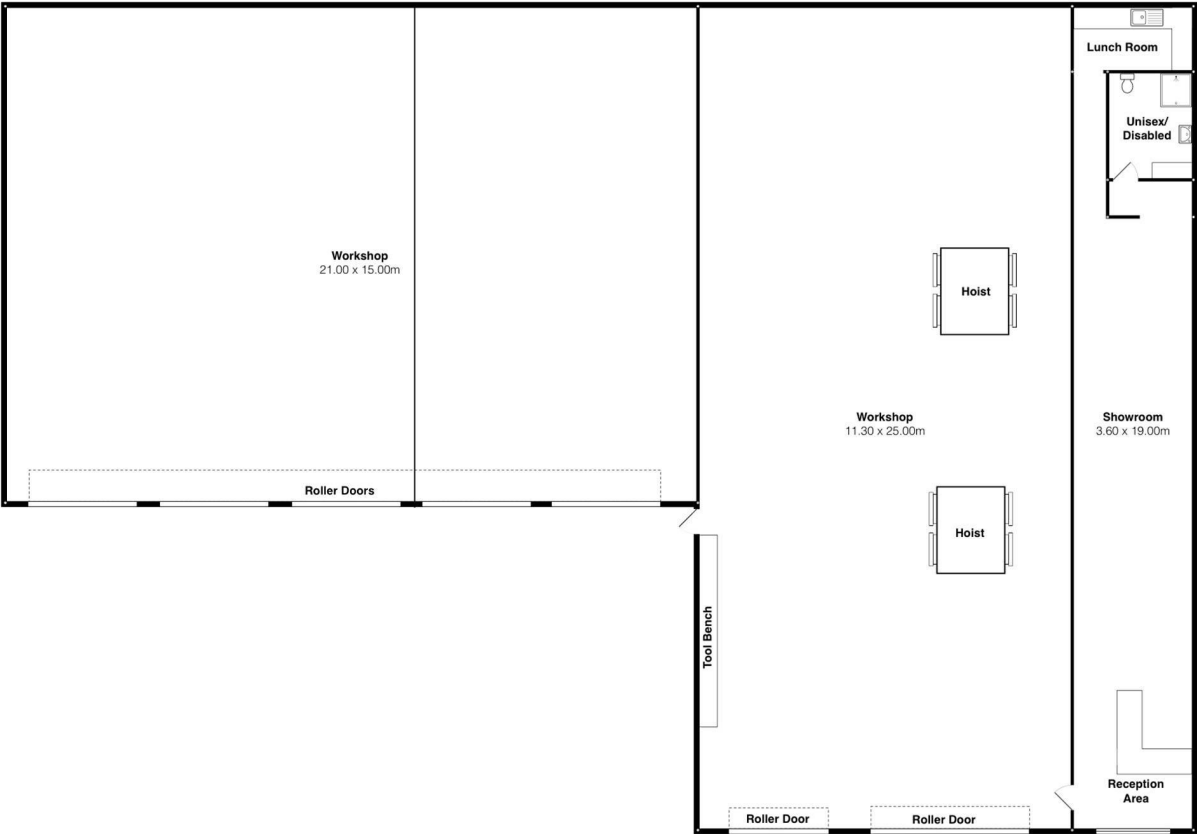
With a potential total income of approximately \$73,000 per annum, this property represents a solid commercial investment in one of Goolwa's most prominent locations.

7 Governor Street offers a rare combination of exposure, functionality and income potential, ideal for investors or owner-operators seeking a high-performing commercial asset.

- Land Area 1,831.00 square metre
- Commercial Type:
- Building Area: 690.00 square metres







9 Governor St, Goolwa

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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