



26 Fourth Street, CLEVE, SA 5640

AUCTION in accordance with Section 184 of the Local Government Act 1999 (SA)

LARGE MULTI-PURPOSE COMMERCIAL PREMISES

26 Fourth Street, Cleve, is being sold via Auction in accordance with Section 184 of the Local Government Act 1999 (SA).

TITLE INFORMATION

CT: 5333 / 218

Allotment 84 / Town Plan 533401

Hundred: Yadnarie

Council: District Council of Cleve

Zone: Township Activity Centre (Z6002) â## TAC

PROPERTY INFORMATION

TYPE: Auction

INTERNET ID: 300P129405

AUCTION DETAILS

11:00am, Tuesday October 14th, 2025

CONTACT DETAILS

CLEVE / COWELL
31 Rudall Road & 14 Main Street
CLEVE / COWELL, SA
08 8621 7100
RLA: 62833

Nick Schumann
0428 383 833

Land Size ### 1,011 sqm

Frontage ### 19.8m (depth 50.2m)

Commercial style premises ### approx. 800 sqm (18m x 47m) with over 700 sqm of retail style floor space

Servies ### Mains power, Mains water, Common Effluent connection

KEY FEATURES:

- Main Retail Room with entrance and counter (25m x 10m)
- 'Haberdashery' Front Room with window display (7.5m x 10m)
- Back Retail Section with 275m² + floor space (22m x 13m)
- Function Room (7.5m x 6.5m)
- Storage Space (12.5m x 5.5m)
- 2x Public Toilets
- Employees Kitchen
- 'Residential' style space
- Office

The 'Employees Kitchen' includes an electrical oven & stove, double sink, and overhead cupboards for added storage.

The updated 'Public Toilets' include a unisex room and disabled room, both in excellent condition.

The 'Residential' style space includes a rest room, open relaxation space, and shared wet area with a shower, toilet, and laundry facilities.

A solar system unit has been installed to minimise electrical expenses from the various 'fluro' style lighting, 6 split system air-conditioning units positioned throughout the premises and kitchen electrical appliances.

AUCTION INFORMATION

Date - TUESDAY 14th OCTOBER 2025

Time ### 11am (prior registration encouraged)

Venue ### Cleve RSL (23 Fourth Street, Cleve. SA 5640)

Inspections ### Not available due to sale conditions

Please contact Nick 0428 383 833 to discuss the property and sale process further, view the Contract and Form 1, or register to bid. A sketched floor plan is available upon request.

IMPORTANT INFORMATION

- The District Council of Cleve is selling the title under Section 184 of the Local Government Act 1999 (SA) and will not be providing vacant possession to a purchaser.

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.

- The property will be sold on an 'as is basis', namely there will be no inspections of the property as Council is not in the possession of the property and cannot provide any of the usual warranties provided by a seller of property.

- The working conditions of all electrical appliances advertised or discussed is unknown.

Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. RLA 62833

- Land Area 1,011.00 square metre
- Commercial Type:
- Building Area: 700.00 square metres





