



## 96 Trenerry Avenue, LOXTON, SA 5333

### Coffee @ 96 Trenerry - Premium Commercial Site & Established Business

Elders Real Estate Loxton is proud to present the opportunity to acquire Coffee @ 96 Trenerry. A well-established and highly regarded hospitality business together with a prime commercial holding in the heart of Loxton's central precinct.

Set on a substantial commercial allotment, the property offers quality infrastructure and extensive improvements, delivering a genuine turnkey opportunity for owner-operators or investors seeking a high exposure position.

Coffee @ 96 Trenerry has built a strong and loyal local following, presenting an outstanding opportunity for a motivated purchaser with a passion for food and coffee. Continue the current successful operation or capitalise on the foundations in place to introduce your own concept and further enhance the offering.

The property is well-equipped for efficient day-to-day trade, featuring a large commercial kitchen, prominent shopfront, retail/service area, shed storage, garden seating, private lunchroom, and staff amenities.

Ideally positioned within Loxton's thriving commercial hub and surrounded by

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:** 300P182205

**SALE DETAILS**

**Contact Agent**

**CONTACT DETAILS**

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**Raphael Liddle**

0405 005 138

established businesses, the site benefits from consistent foot traffic and strong community patronage.

For further information or to register your interest in the business, freehold, or combined opportunity, contact Raph Liddle today.

Property Particulars:

Land Size 1,500m<sup>2</sup>

Zoning Strategic Employment

Local Government Authority Loxton Waikerie

Sa Water domestic water supply

Disclaimer: In preparing this information we have used our best endeavours to ensure details contained herein are true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions, or inaccuracies. Prospective purchasers should make their own enquiries to verify the information contained herein.  
RLA62833

- Commercial Type:
- Building Area: 120.00 square metres

