



## 23 Main Street, CLEVE, SA 5640

### PERFECTLY PLACED COMMERCIAL PREMISES

IDEAL LOCATION, QUALITY BUILDING, EXCELLENT OPPORTUNITY

23 Main Street is perfectly placed amongst the Cleve commercial premises and provides the ideal location to operate a business from.

With key, nearby services including the post office, newsagency, bakery, and grocery store, 23 Main Street sees a constant flow of foot traffic past the front door.

The good condition, solid brick building with timber extension (approx. 8m x 28m) includes,

- Spacious main section with shop front windows
- A kitchenette
- Changerooms
- Toilet

**TYPE:** For Sale

**INTERNET ID:** 300P185623

#### SALE DETAILS

**Expression of Interest (USP)**

#### CONTACT DETAILS

##### CLEVE / COWELL

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

**Nick Schumann**  
0428 383 833

- Back section with 3 multi-functional areas
- Split system air-conditioner and wall unit air-conditioner
- 4m wide carport attached to the eastern side of the building

Make today the day your dream became a reality, and 23 Main Street was the latest striving business amongst the Cleve township.

Potential usages include, but not limited to,

- Retail (clothing, boutiques, home goods)
- Services (vet, dental, beauty, pop up shops)
- Business space (accountants, lawyers, finance advisors)
- Hospitality (organic foods, bulk buys)
- Laundromat
- Indoor recreational facility
- Arts & craft
- Event space

The options are endless and why not take advantage of this by purchasing 23 Main Street as an investment and utilising the potential tenant opportunities.

Expression of Interest closes Friday 6th March, 2pm (ACDT) # Unless Sold Prior.

Call Nick to discuss the property further.

**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 643.00 square metres
- Commercial Type:
- Building Area: 168.00 square metres







