



## 60 Maude Street, VICTOR HARBOR, SA 5211

### Golden Business Opportunity

Best Offer by Friday 12noon 10/10/2025 (Unless Sold Prior)

Price Guide: \$549,000 - \$585,000 PLUS GST

Here's your chance to step off the leasing treadmill and secure your very own freehold premises in Victor Harbor's well-renown business district. Offered with vacant possession at settlement, this versatile property is zoned Employment and sits amongst a mix of light industrial, commercial, and retail businesses-making it ideal for a wide range of ventures (Subject to SA Planning Approval).

Positioned on a generous approx. 713m<sup>2</sup> block with a wide frontage of some 28.57m, the property is easy to access from the town centre, the Ring Road, and other major routes. It offers both visibility and convenience-key ingredients for a thriving business location.

The character building has plenty of space and functionality, featuring a welcoming reception area, four spacious rooms, a kitchen/lunchroom, store room, toilet, and a sheltered front and rear verandahs. Adjoining this is a generous shed/workshop (7 x 13m) with an additional store room, mezzanine area, and spray booth complete with

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:** 300P185960

#### SALE DETAILS

**Best Offers By 12noon  
10/10/25 (USP)**

#### CONTACT DETAILS

**Elders Victor Harbor**  
11-13 Victoria Street  
VICTOR HARBOR, SA  
08 8555 9000  
RLA: 62833

**Deb Meagher**  
0429 009 132

extractor fan and three-phase power. Building Size of approximately 228sqm.

Off-street parking is available at the front, along with a drive-through double carport for added convenience.

This is a fantastic opportunity to create the business space you've always envisioned (STPA), whether you're looking to expand, relocate, or start something new.

For more information or to arrange an inspection, please contact:

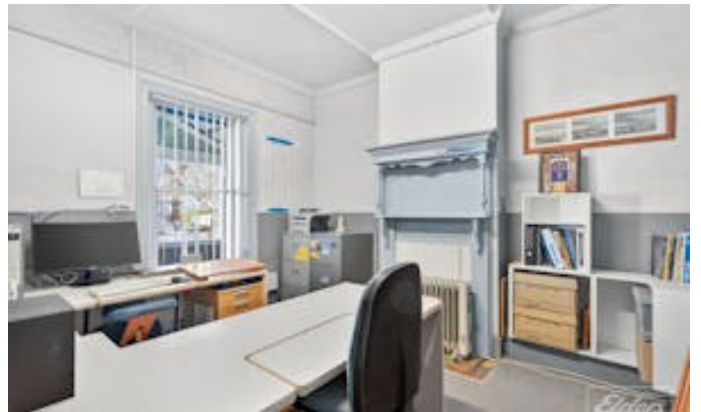
Deb Meagher â## 0429 009 132

Paul Smith â## 0417 624 833

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

- Land Area 713.00 square metres
- Commercial Type:
- Building Area: 228.00 square metres
- Zoning: Employment

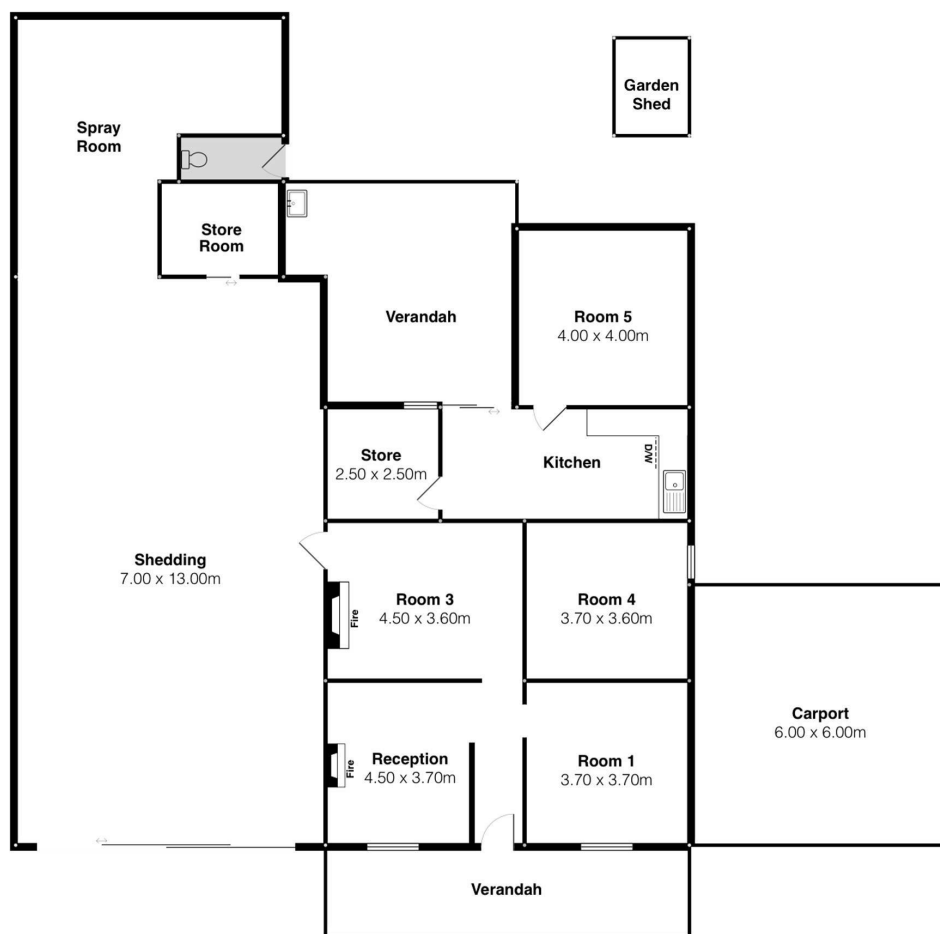












60 Maude St, Victor Harbor

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.



PRODUCED BY  
SOUTH COAST STUDIOS