



187 Main North Road, CLARE, SA 5453

JEWEL OF THE CROWN - A Rare Opportunity to Own a Landmark Property in the Heart of Clare

Step into a piece of Clare's rich history with this exceptional commercial offering. Originally constructed in 1925 by the Salvation Army, this iconic building â## known as The Citadel â## stands proudly at the southern gateway of Clare's vibrant business precinct.

Steeped in character and historical charm, this unique property now offers a fully modernised, high-quality medical consulting facility.

Featuring four spacious consulting rooms, each thoughtfully designed with built-in desks and plumbed sinks, the property caters perfectly to medical or allied health professionals. A separate, fully-equipped procedure room enhances its clinical functionality, while a dedicated staff room and kitchen at the rear provide a comfortable retreat for team members.

Accessibility is a priority, with ramp access for disabled patients and clients, plus well-appointed patient and staff toilet facilities. Outside, there is secure off-street parking for up to 10 vehicles-an invaluable asset in the busy Clare township.

TYPE: For Sale

INTERNET ID: 300P191197

SALE DETAILS

\$850,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra

230 Main North Road

Clare, SA

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While ideal for its current medical use, the flexible floorplan and high-profile location make this property equally well-suited to a wide variety of commercial or professional enterprises.

Key Features:

- Iconic heritage facade and street presence
- Four consulting rooms with sinks and desks
- Dedicated procedure room
- Staff kitchen and amenities
- Disability-compliant access and facilities
- Onsite parking for up to 10 vehicles
- *2-year lease at \$2,000/month - secure income from day one - can be negotiated.

Whether you're an investor seeking a quality commercial asset with a secure return, or a business owner looking to establish in one of Clare's most recognisable buildings, The Citadel offers unparalleled potential.

Don't miss this rare chance to own a landmark property with a proud past and a promising future.

*Lease can be negotiated.

- Commercial Type:
- Building Area: 1.00 square metre
- Zoning: Township Activity Centre Commercial



