



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 is known as The Citadel and 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
08 8842 9300

Julie Gabe
0438 836 508

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



