



6-8 Market Square , BURRA, SA 5417

Prime Market Square Commercial Investment with Owner-Occupier Potential

Located in the Heritage Township of Burra, this multi-tenanted commercial property in Market Square, offers immediate income, diversified tenancies, and potential owner-occupier flexibility.

Property Overview

- Address: 6 & 8 Market Square
- Asset Type: Multi-tenanted commercial property
- Tenancies: Medical, retail, and ATM

Occupancy & Possession

The premises at 6 Market Square, currently occupied by Burra Medical Centre, may be available for owner occupation, subject to lease terms and agreement between the parties.

Alternatively, the property may be retained as an income-producing investment with

TYPE: For Sale

INTERNET ID: 300P191435

SALE DETAILS

\$650,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra
230 Main North Road
Clare, SA
08 8842 9300

Julie Gabe
0438 836 508

existing tenancies in place.

Current Income Profile

Medical Tenancy #6 Market Square \$30,000 pa

ATM Lease \$6,600 pa

Retail Tenancy #8 Market Square \$12,000 pa

Total Gross Income \$48,600 p.a.

Leases

- Medical tenancy subject to a lease
- Retail and ATM tenancies in place

Prospective purchasers should rely on their own enquiries and review

Yield

- Gross Annual Income: \$48,600
- Asking Price: \$650,000
- Approximate Gross Yield: 7.4%

Gross yield calculated on current income and does not account for outgoings or future rental adjustments.

Future Income Potential

- Rear shed with separate access may provide potential additional income, subject to approvals and leasing arrangements
- Opportunity to enhance returns through future leasing or repositioning

Key Considerations

- Established commercial location
- Multiple income streams
- Potential owner-occupier or investor appeal
- Flexible holding or occupation options

Disclaimer

All information provided is believed to be correct but is not guaranteed. Interested parties should make their own independent enquiries, inspections, and obtain professional advice prior to purchase.

- Land Area 918.00 square metres

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.

- Commercial Type:
- Building Area: 1.00 square metre
- Zoning: Township Main Street Commercial





