



92-96 George Street, MILLICENT, SA 5280

Prime Commercial Property

Excellent opportunity to acquire a well-maintained commercial property in the main street of Millicent.

There are 3 individual shops all on 1 Title and all have rear access and parking from Short Street.

This commercial building also has potential for the new owner to subdivide and create community titles (STCA).

Shop 92, currently leased to a Wellness Business and has an area of approximately 160 sqm. Note: Shop 92 on floor plan has had some interior walls removed by the Lessor.

Shop 94, currently leased to a Chinese Massage Business, has an area of approximately 75sqm and features a front reception area, 3 individual rooms, bathroom and kitchen.

Shop 96, currently vacant with the Vietnamese business (Master Pho in Town) for sale,

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: 300P191702

SALE DETAILS

\$490,000 - \$525,000

CONTACT DETAILS

Millicent

Cnr Glen St and Railway Tce
Millicent, SA
08 8735 5800
RLA: 62833

Kerry Smith
0419 803 836

has an area of approximately 92sqm.

At the rear of the building is a shared amenities â## the veranda with access downstairs to 2 toilets and under building storage space of approximately 23sqm with concreted flooring.

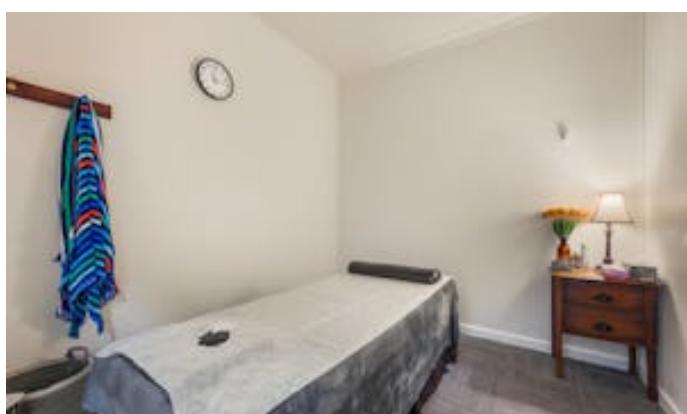
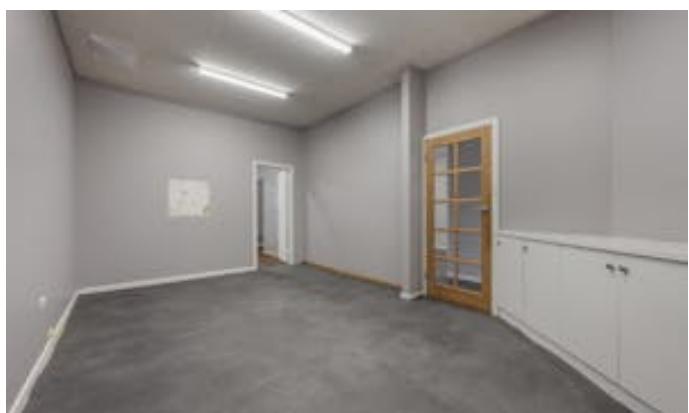
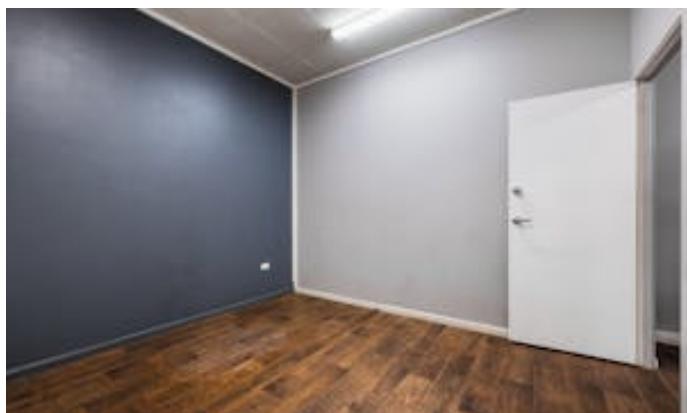
This is an excellent opportunity for the astute investor or for someone looking to run their own business in shop 96 and generate income from shops 92 & 94.

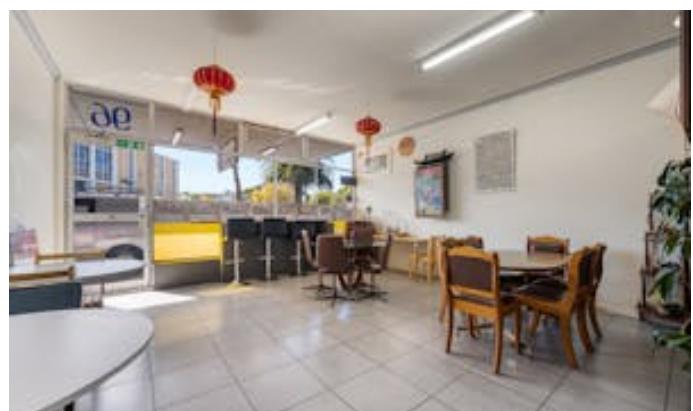
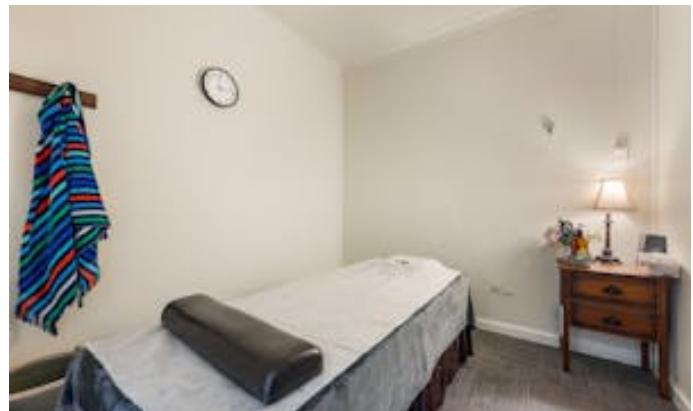
For further information on the leases or to arrange an inspection, contact Kerry.

Disclaimer: Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate and we accept no liability for any errors or omissions - including, but not limited to the property's land size, boundary locations, floor plans and dimensions, build size, building age, condition and or any other particulars. Interested parties should always make their own inquiries and obtain their own legal and financial advice.

- Land Area 964.00 square metres
- Commercial Type:
- Building Area: 322.00 square metres
- Zoning: Suburban Activity Centre





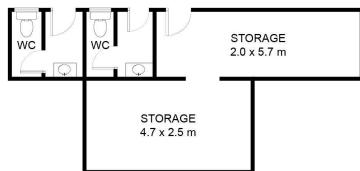






92 - 96 GEORGE STREET, MILLICENT

This drawing is for illustration purpose only. All measurements are approximate
only information intended to be relied upon should independently verified.



BOTTOM FLOOR



FIRST FLOOR