



4/3 Raymor Lane, ENCOUNTER BAY, SA 5211

Prime Industrial Investment in Central Location

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Ideally positioned just off Maude Street within a well-established industrial estate, this strata-titled property offers outstanding accessibility and convenience. With easy vehicular access from Armstrong Road (Ring Road bypass) and George Main Road providing a direct link to Victor Harbor's town centre, shopping precinct, and essential business services, the location is perfectly suited to a wide range of commercial uses (Subject to Planning Consent). Zoning is Employment (E).

Surrounded by a strong mix of established industrial and commercial operators servicing the Southern Fleurieu Peninsula, this is a highly functional and sought-after precinct.

The property comprises two separate warehouses, each with its own toilet facilities and separate metered power supply (3 phase available). Both tenancies are currently rented, returning a combined gross rental income of \$34,709.89 per annum plus GST.

Approximate building areas:

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: 300P191772

SALE DETAILS

**Offers Over \$420,000
plus GST**

CONTACT DETAILS

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

Paul Smith
0417 624 833

Warehouse 1: 233 sqm

Warehouse 2: 312 sqm

This represents an excellent opportunity to secure an ideal industrial investment property in a popular location.

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

- Commercial Type:
- Building Area: 545.00 square metres





