



## 8 East Terrace, LOXTON, SA 5333

### Prime Retail Opportunity in the Heart of Loxton

Positioned in a highly visible and central location, 8 East Terrace, Loxton presents an outstanding opportunity to secure quality retail commercial space in one of the Riverland's most active retail and business precincts.

Set along Loxton's main thoroughfare, this property benefits from strong passing traffic, excellent street presence and convenient access for both customers and staff. Surrounded by established local businesses and community services, it offers the ideal base for retail, professional services, consulting rooms or office use (subject to council approval).

Inside, the premises provides a flexible layout designed to adapt to a range of business needs. Large front windows invite natural light and create an inviting shopfront, while the internal space can be configured to suit open-plan operations or partitioned work areas. A rear kitchenette area - currently fitted with a sink - offers the convenience of a staff break space and can be further enhanced to suit your needs. The property also provides generous storage capacity, making it ideal for businesses requiring room for stock, equipment or product storage.

#### Key features include:

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 Lease

**INTERNET ID:** 300P193448

#### RENTAL DETAILS

**Rent / Lease:**

**\$1520.83 per month**

#### CONTACT DETAILS

**Elders Riverland**

2 East Terrace  
LOXTON, SA  
8588 6066  
RLA: 62833

**Andrew Story**  
0407 532 946

- ~ Prominent East Terrace frontage
- ~ High exposure location in Loxton's town centre
- ~ Main shop area approximately 7.5m x 24.5m
- ~ Store/staff room approximately 5m x 5m
- ~ Flexible floorplan to suit a variety of commercial uses (STCC)
- ~ Easy customer access and nearby parking
- ~ Surrounded by established businesses and local amenities

Whether you're launching a new venture, relocating your current business, or expanding within the Riverland region, this is a strategic address that positions you for success.

For further information or to arrange an inspection, contact Elders Real Estate today.

- Available Now
- Commercial Type:
- Building Area: 208.00 square metres



