



8 Kay Avenue, BERRI, SA 5343

Perfectly presented in a great Location

Positioned between the Berri town centre and Riverland Plaza, this very well-presented property sits on a substantial 1,118m² allotment with valuable rear lane access-offering both convenience and flexibility. The property offers multiple options including office, retail, holiday accommodation (B&B), subject to the necessary planning approvals of course.

Behind the charming, vine-covered entrance, the property reveals a meticulously maintained building with a highly adaptable floor plan. Featuring up to seven offices, a spacious boardroom, utility room, kitchenette, and bathroom facilities, the layout is ideal for a range of professional, consulting or administrative uses. Year-round comfort is assured with ducted air conditioning complemented by two reverse cycle units. At the rear, a generous outdoor entertaining area provides a relaxed space for staff breaks or informal client meetings.

The expansive rear yard is a standout feature, offering secure off-street parking, a substantial 15m x 7.2m Colorbond shed, and ample room for future expansion (STCA). A 6.6kW solar system further enhances efficiency, helping to reduce ongoing operating costs.

TYPE: For Sale

INTERNET ID: 300P194958

SALE DETAILS

\$560,000 + GST

CONTACT DETAILS

Elders Riverland

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

David Kanizay

0408 834 586

An exceptional opportunity for both investors and owner-occupiers seeking a versatile, well-located commercial asset in the heart of the Riverland.

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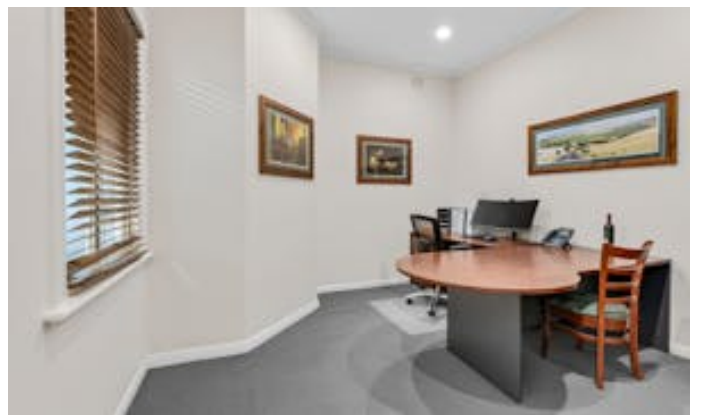
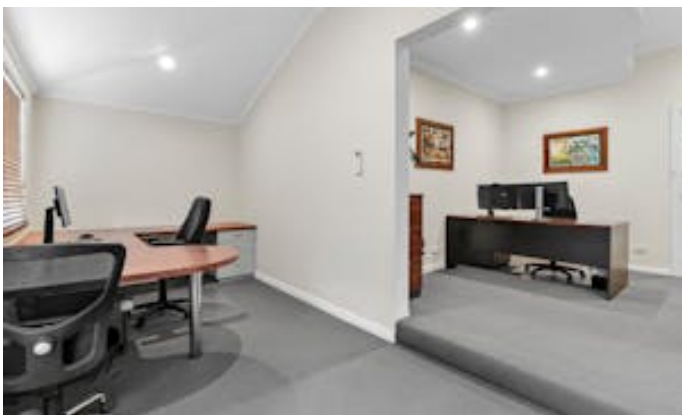
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Disclaimer: In preparing this information we have used our best endeavours to ensure details contained herein are true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions or inaccuracies. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

- Land Area 1,118.00 square metre
- Commercial Type:
- Building Area: 194.00 square metres









Approx House Area 194m²

Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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