



22 Victor Harbor Road, MOUNT COMPASS, SA 5210

COMMERCIAL OPPORTUNITY

This property is on a large 1,393m² (approx.) allotment which enjoys an outstanding location within the hub of activity in the "Township Main Street" zone of Mount Compass.

The property is estimated to have been built in the 1950s and originally was two separate buildings. The solid brick portion with its baker oven was run by the Beaumont Family and their timber frame residence was their family home. In the 1970s the gap between the two buildings was enclosed to create the "Old Bake House Gallery" which sold paintings and fine arts and crafts. Since then the shop and residence have been used for a pizza/takeaway and doctors surgery amongst other things. The property is currently fully occupied with leases to a butcher and bakery. The vendor's current retail business is available for sale by negotiation or alternatively is prepared to enter into a short term lease. The residential tenancy at the rear of the bakery is also leased. This provides an immediate passing income to a new purchaser.

Due to its location within the township, together with the size of the land, the opportunities are exciting.

Mount Compass is centrally positioned within the Fleurieu Peninsula and a rapidly

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TYPE: For Sale

INTERNET ID: 300P22875

SALE DETAILS

Contact Agent

CONTACT DETAILS

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Paul Smith
0417 624 833

growing satellite township of Adelaide located approx. 58km south of the CBD and approx. 25km north of the seaside tourist mecca of Victor Harbor. The township is on a major traffic route and exposed to high traffic volumes of holiday makers and south coast commuters. However, a rapidly growing local community attracted to the rural lifestyle and atmosphere of the town and district has also been a driver of increased retail activity in the town.

Call or email me today to for further details or to arrange an inspection.

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.

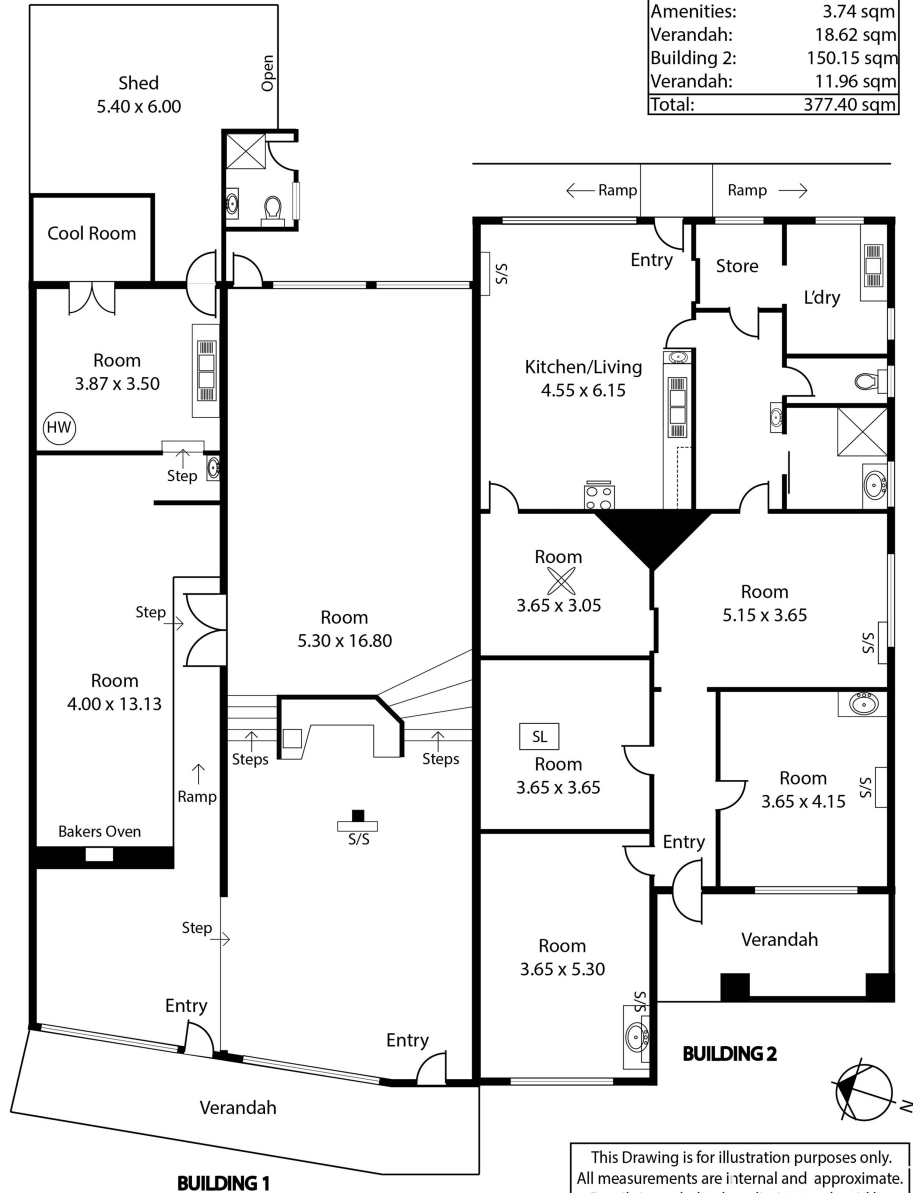
RLA62833

- Land Area 1,393.00 square metre
- Building Area: 269.00 square metres
- Bedrooms: 1
- Bathrooms: 1
- Car Parks: 4



22 Victor Harbor Road,
MOUNT COMPASS

Building 1:	164.61 sqm
Cool/Shed:	28.32 sqm
Amenities:	3.74 sqm
Verandah:	18.62 sqm
Building 2:	150.15 sqm
Verandah:	11.96 sqm
Total:	377.40 sqm



This Drawing is for illustration purposes only.
All measurements are internal and approximate.
Details intended to be relied upon should be
independently verified.

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