



21 Main Street, CLEVE, SA 5640

CLEVE NEWSAGENCY \$140,000. BUSINESS. BUILDING. STOCK. WALK IN. WALK OUT.

Centrally located in the main town centre of this friendly community, the solid built stone building is divided into three shops with a building area of approx 643.3m² and three quarters re-roofed with great potential to be your own boss and add your own design.

SHOP 1 is utilised as the newsagency, Stateliner parcel depot and passenger booking agent, Visitor Information Centre and pet and gold fish supplies, which includes fully operational evaporative airconditioning, main counter and display and kitchen storage area. There has been new LED lighting added recently and flooring is of polished jarrah and concrete.

Other service include a photocopying service, dry cleaning agency, Telstra and Optus credit, scrapbooking supplies, gold fish and delivery services for school bus, rural road home and town home for the aged and disabled.

SHOP 2 is carpeted and painted with double door access at the front plus rear access and two toilets and a small vanity. The area is utilised as an arts and craft supplies section plus Stateliner freight storage.

TYPE: Sold

INTERNET ID: 300P58026

SALE DETAILS

\$140,000

CONTACT DETAILS

CLEVE / COWELL

31 Rudall Road & 14 Main Street

CLEVE / COWELL, SA

08 8621 7100

RLA: 62833

Nick Schumann

0428 383 833

SHOP 3 is tenanted as a hairdressing salon (on a five year lease to 30/06/2022) and has concrete floor, counter and display area with old shower and kitchen sink at the rear.

All with a 5.5kw solar system to reduce running costs and supported by the newsagent tower computer programme and connected to NBN.

Price for land, buildings and business \$150,000 plus SAV.

- Commercial Type:
- Building Area: 643.00 square metres

