

## 112 Murray Street, GAWLER, SA 5118

### Leased Investment Opportunity

112 Murray St offers the successful investor a well presented character building with a longstanding tenant - an exemplary addition to any property portfolio.

Located in the heart of Gawler's Main Street and shopping district, this a rare opportunity to secure a long term tenant in one of South Australia's fastest growing regions.

The property is positioned between Specsavers and MGA Insurance and sits across the road from CBA, Cash Converters and Bank SA, confirming this as a premium and desirable location of big business.

Leased until 31 July 2027

- New 5 year lease commencing 1/8/2022 to 31/7/2027
- Option to extend the lease by a further 5 years to 2032
- \$43,636 p.a. plus GST nett rental with built in annual CPI reviews

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:** Sold

**INTERNET ID:** 80P3063

**SALE DETAILS**

[Expressions of Interest](#)

**CONTACT DETAILS**

**Elders Real Estate Gawler**

37 Murray Street

GAWLER, SA

08 8522 1988

RLA: 64256

**Jackson Dare**

0423 771 611

- Total building area: 320sqm\*
- Over 20,000\* passing vehicles per day
- 0% Stamp Duty!

About the tenant:

"TCOY Salon and Spa have been providing our clients with up-to date treatments and services for over 20 years and in this time have gained a wealth of knowledge and industry experience. We pride ourselves on our excellent reputation and still remain the most recognised salon and spa in the Gawler and surrounding regions"

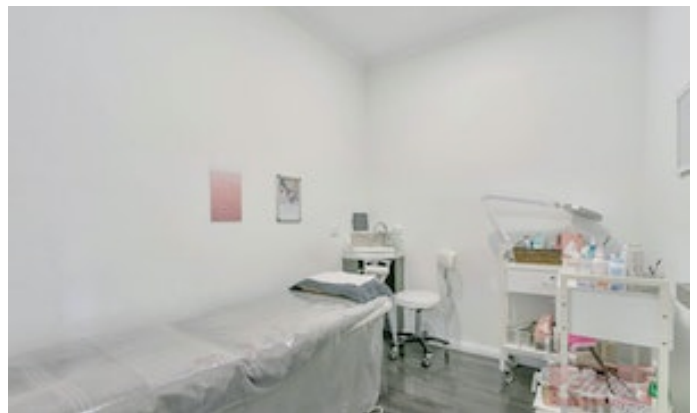
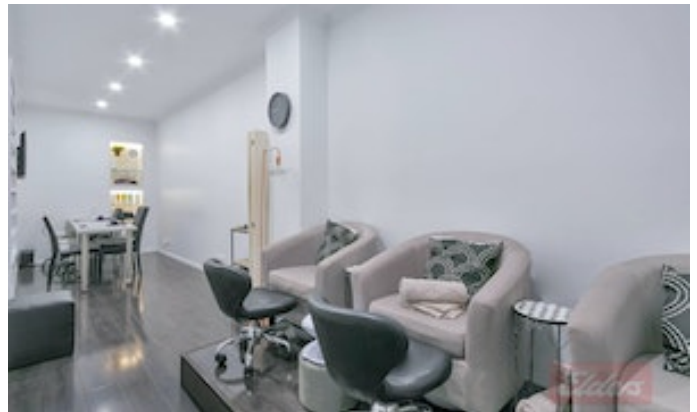
For further information please contact Jackson Dare 0423 771 611

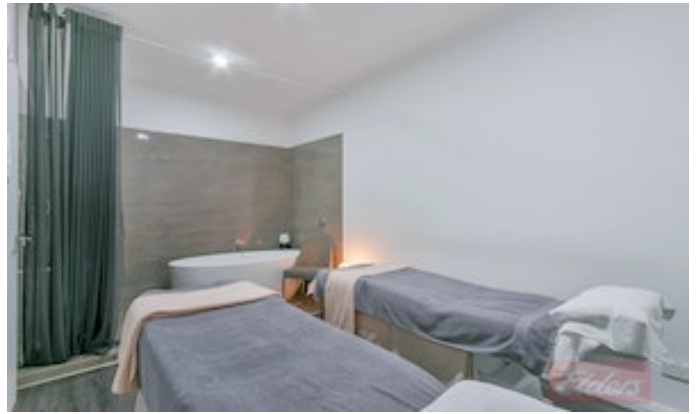
All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.

\*approximately

- Land Area 244.86 square metres
- Commercial Type:
- Building Area: 321.30 square metres



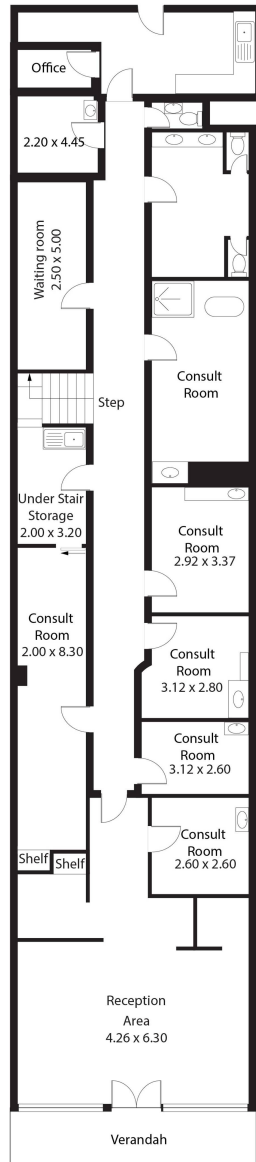






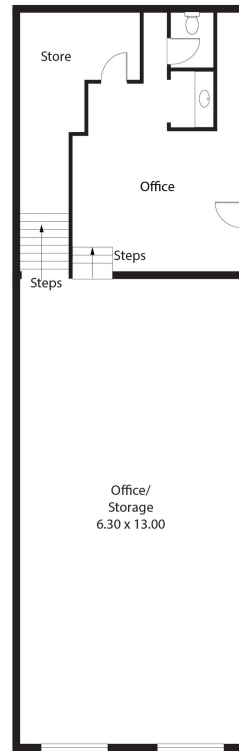


112 Murray Street,  
GAWLER



Lower Level

Lower Level: 189.00SQ.M  
Upper Level: 132.30SQ.M  
**TOTAL: 321.30SQ.M**



Upper Level

Produced by open2view.com

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