



9 Paxton Street, WILLASTON, SA 5118

Versatile Industrial Investment - Existing Dance-Studio Fit-Out

Two modern warehouse facilities with immense profile to Paxton Street, Willaston.

Previously configured as a well-established dance school for over 15 years, the property is now offered with vacant possession, presenting outstanding flexibility for a range of uses.

This versatile asset will appeal to investors seeking dual-income potential through separate leasing, as well as owner-occupiers looking to operate from one warehouse while generating additional income from the other.

A rare opportunity to secure a high-quality industrial holding in the rapidly growing Gawler region.

Key features:

- 927sqm* site area
- Warehouse 1: 185sqm*

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 Sale

INTERNET ID: 80P4875

SALE DETAILS

EOI Closing Friday 17th of April

CONTACT DETAILS

Elders Real Estate Gawler
37 Murray Street
GAWLER, SA
08 8522 1988
RLA: 64256

Jackson Dare
0423 771 611

- Warehouse 2: 182sqm*
- Modern and professional office areas plus kitchen/bathrooms
- Secure site and additional rear yard with garden shed
- Air-conditioned office and warehouse/studio areas
- 3-phase power and NBN available
- High clearance roller doors to front and side
- Fully fenced and secure site with 12 car parks
- Great exposure and visibility to Paxton Street
- Zoning: Employment (Z1501) - E
- Excellent access to Sturt Highway and Northern Expressway to Adelaide.

For further information contact Jackson Dare 0423 771 611

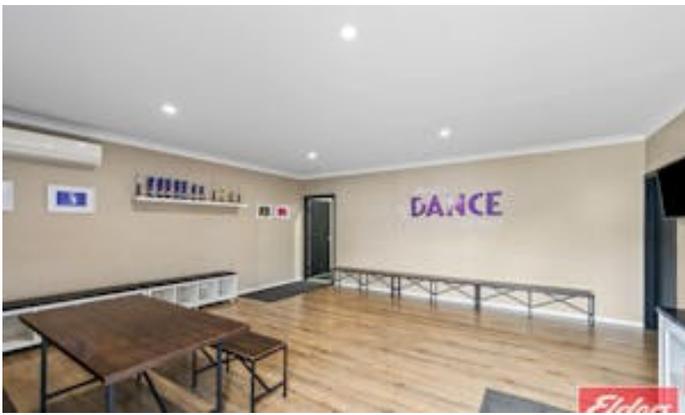
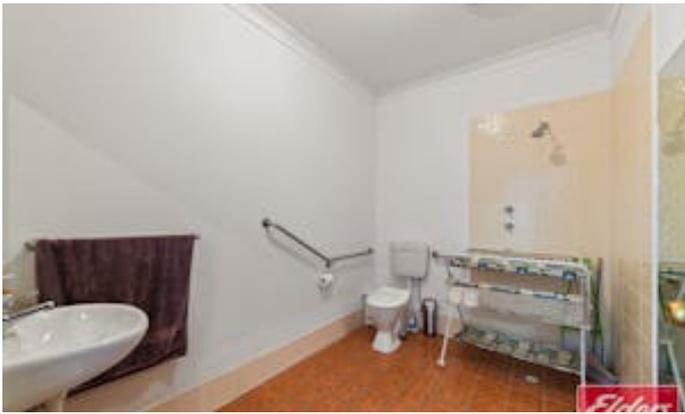
Ready to make an offer? Head to eldersgawler.com.au, select the property, and click the 'Make an Offer' tab to submit your offer online in just a few steps.

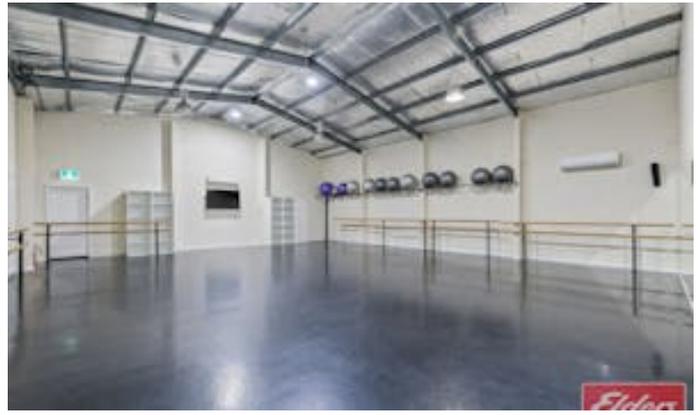
All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.

*approximately

- Land Area 927.00 square metres
- Commercial Type:
- Building Area: 367.00 square metres









Lot 51 Paxton Street,
WILLASTON



Warehouse 1 (Right): 185 SQ.M
 Warehouse 2 (Left): 182 SQ.M
TOTAL: 367.00SQ.M



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