



31-33 Queen Street, WILLIAMSTOWN, SA 5351

Main Street Investment - Secure 5 year lease

An excellent opportunity to secure a high profile commercial investment in the heart of Williamstown, a growing township on the edge of the Barossa Valley.

Positioned on a prominent corner allotment of 320sqm*, the property comprises a substantial building of 245sqm* and is leased securely for five (5) years to established hospitality operator "The Williamstown General", generating rental income of \$52,000 per annum (excluding GST).

The property occupies a high exposure main street location and benefits from ongoing investment in the area, including the new Foodland development and nearby Barossa Park precinct.

The Perfect Investor-Ready property to add to your portfolio!

- Current net rental income of \$52,000 per annum (excluding GST)
- Five (5) year lease commencing 10/12/2025 until 9/12/2030

TYPE: For Sale

INTERNET ID: 80P4933

SALE DETAILS

**Expressions of Interest
- Closing 12pm 30th
June**

CONTACT DETAILS

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

Jackson Dare
0423 771 611

- Options to renew the lease until 9/12/2040
- Tenant paying all outgoings on the property (excluding land tax)
- Established hospitality tenant
- 245sqm* building area
- Main street / prominent corner location
- Nearby brand-new Foodland development

Please note: This property is for sale via expressions of interest closing at 12pm Tuesday 30th of June.

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

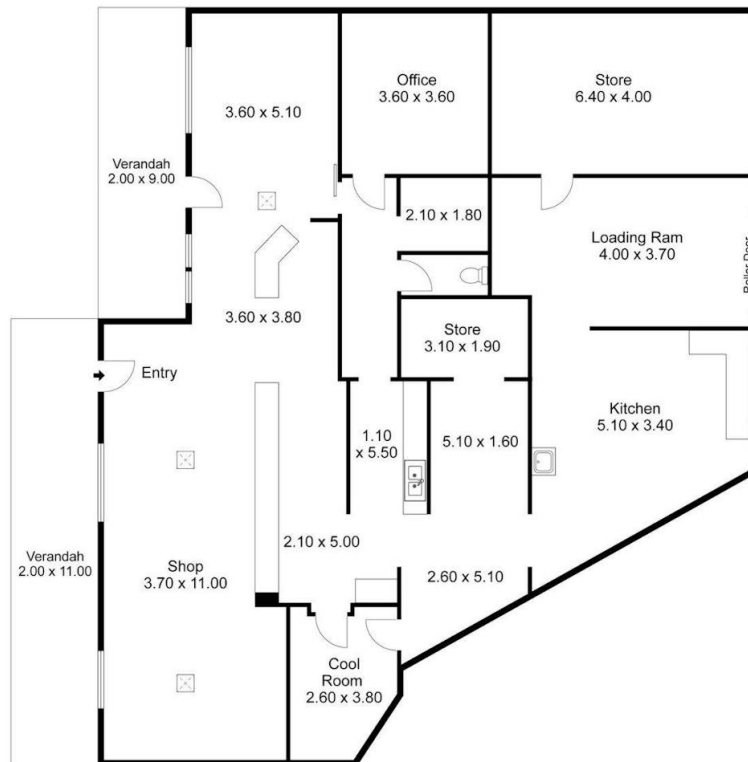
- Land Area 320.00 square metres
- Commercial Type:
- Building Area: 245.00 square metres







31-33 Queen Street, WILLIAMSTOWN



Interior: 245.02SQ.M
 Verandah: 43.70SQ.M
TOTAL: 288.72SQ.M

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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