

**9 High St, Bute, SA 5560****\$220,000**

Retail Shop



## Prime Commercial Investment Opportunity - Options galore

New options available depending upon negotiations: -

Option 1: Vacant possession

Option 2: Possibility to buy current business

Option 3: Current tenant may resign for a further 5 years from October 2025

**Open for Inspection**

By Appointment.

This exceptional commercial property is now available with a 30-day settlement, offering a secure lease in place until October 2025. The property delivers a consistent return of approximately \$21,000 per year, plus all outgoings, ensuring a strong and attractive 7% return on investment.

Significant upgrades have been made to the building and infrastructure, resulting in a modern and well-maintained space. The shop presents as clean, neat, and tidy, having been repainted and equipped with air conditioning. This property is perfectly positioned to benefit from the steady patronage of local residents and the influx of tourists visiting the area, making it a highly sought-after investment opportunity. Vacant possession October 2025.

### Key Features:

\* Lease Terms: Secure lease in place until October 2025, with renewal options exercised.

\* Income: Circa \$21,000 per annum plus all outgoings, offering a solid 7% ROI.

\* Upgrades: Numerous improvements to the building and infrastructure ensure a hassle-free investment.

\* Presentation: Immaculately maintained and ready to go.

\* Exclusions: Shop fittings and solar panels shown in the photos belong to the lessee and are excluded from the sale.

Take advantage of this rare opportunity to secure a commercial property in a thriving area supported by loyal locals and a steady stream of tourists. Whether you're an experienced investor or looking to enter the commercial property market, this is an excellent chance to enjoy reliable returns and long-term security.

"The Best compliment you can give me is a referral to your family and friends."

CALL ROSALIE GRICKAGE at CENTURY 21 BEACHSIDE & LAKES, SEMAPHORE ON 8242 1233 OR 0419 032 042 FOR FURTHER INFORMATION  
Century 21 Real Estate Semaphore.

### Listed By

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