

**Unit 1- 76 Main St, Kapunda, SA 5373****Sold - \$300,000**

Retail Shop

**Commercial Opportunity with Street Appeal!**

FOR SALE &amp; FOR LEASE

Welcome to an exceptional commercial property located at the heart of Kapunda. This expansive property spans 1028m<sup>2</sup> and is ideal for businesses looking for a versatile and high-visibility location.

**Features:**

- Large Showroom:** A spacious and well-lit showroom, perfect for displaying products and attracting customers.
- Kitchen:** Fully equipped kitchen, providing convenience for staff.
- Meeting Room:** A dedicated meeting space suitable for client consultations or team meetings.
- Storage Room:** Ample storage space to keep your business organised and efficient.
- Dual Front Entrances:** Two separate front entrances offer the flexibility to accommodate two distinct businesses under one roof.
- Separate Toilets:** Two separate toilet facilities ensure convenience and accessibility for staff and customers.
- Large Display Window:** A prominent display window to showcase products and attract foot traffic.
- Old Army Barracks:** Historic army barracks located at the back of the property, ideal for additional storage or unique business opportunities.
- Onsite Car Parking:** Dedicated car parking spaces onsite provide convenience for both staff and customers.
- Security System:** Comprehensive security system installed, ensuring the safety of the premises.
- Air Conditioning:** Evaporative air conditioning, a wall unit, and a split system ensure a comfortable environment year-round.
- Street Appeal:** The property boasts excellent street appeal, enhancing its visibility and attractiveness to customers.
- Customer Car Parking:** Additional car parking available for customers, ensuring easy access to the property.
- Back access to the property via a lane off Ford Street.**

This commercial building at 76 Main Street, Kapunda, is a prime opportunity for businesses seeking a dynamic and adaptable space. With its strategic location, versatile features, and ample amenities, this property is ready to support your business's growth and success.

For lease \$350 p/w

Don't miss the chance to make this unique property your own!

**Listed By**

The Office

Phone: (08) 8258 4222

**Open for Inspection**

By Appointment.

