

**94 Commercial Rd, Port Augusta, SA 5700****\$39,000 + GST & OUTGOINGS**

Retail Shop



## Commercial Opportunity - commercial/retail: 94 COMMERCIAL RO

A fantastic corner site with massive potential! Originally trading as Home Hardware this is located in one of the City's most desirable commercial locations. The following options are available:

Option 1. Opportunity exists to rent 635m<sup>2</sup> of retail space with three (3) entrances for \$39,000.00 per annum + GST + Outgoings.

Option 2. \$750,000.00 For the complete site offering 832m<sup>2</sup> on the ground floor, with the upper floor offering 65m<sup>2</sup>. There are three (3) entrances, with the main entrance for customers being off of the Commercial Road frontage, and a rear entrance for customers off the adjoining Coles carpark. The third entrance is off Flinders Terrace (facing the University of Adelaide) and takes the customer directly into the paint shop area of the site.

Option 3. \$475,000.00 For 635m<sup>2</sup> of retail space and again with three (3) entrances.

The site benefits from continuous traffic flow and foot traffic. The site also offers exciting future opportunities such as retail, office space or even a restaurant.

ALL OFFERS CONSIDERED

### Open for Inspection

By Appointment.

### Listed By

The Office

Phone: (08) 8642 3322

