

**7 Germein Road, Port Pirie, SA 5540**



**Warehouse For Sale**

Monday, 15 April 2024

7 Germein Road, Port Pirie, SA 5540

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Warehouse**



Kane Lavis

0408461492

**\$350,000**

A great opportunity to purchase a solid investment. Property comprises of a large reception / showroom space with 2 A/C, two offices or storage spaces. A toilet and shower area and a kitchenette/ lunchroom. The spacious workshop is approx. 17.8 meters x 14 meters with a large roller door front and rear, great access for trucks, boats caravans. Good amount of off-street parking and has a carport approx. 8.8 x 11.8 meters. Other features include 20kw solar , 3 phase inverter, Numerous 3 phase power outlets and Security system. Leased out until 14th of April 2025 Returning \$24,000 per annum exclusive to GST Allotment size approx. 1,110. Square meters, frontage approx. 30 meters and a depth of 37 meters. RLA 172 571 Property Code: 3820