

**74 Randell Street, Mannum, SA 5238**



**House For Sale**

Tuesday, 28 May 2024

74 Randell Street, Mannum, SA 5238

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 408 m2**

**Type: House**



Ali Burdett  
0428972870



CE Property Group

## Contact Agent

An amazing and rare chance to secure a prime position providing immediate income, plus brilliant diverse opportunities. PROPERTY HIGHLIGHTS INCLUDE:

- Approx. 408m<sup>2</sup> situated in the very heart of Mannum
- Main street and River Lane frontages
- Neighbouring the Mannum Community Club and Foodland, ensuring high exposure and maximum foot traffic
- 2 shops on one title
- Currently leased as a whole with flexible options
- Solid construction with upper and lower level facilities
- Perfect further development opportunity, including tourist accommodation

From the main street, each shop as its own entrance and large windows enabling dual occupancy, with its current tenant opting to utilise both shops with internal access. The position is such that the current dining room has an outlook over Mary Anne Reserve and the Murray River through its large windows and sliding glass door that gives access to the rear stairs. A kitchenette and food prep area connects the current customer service section and the rear entrance. Each shop shares the stairs, along with the toilet facility, but each has their own lower level store room. The current tenancy offers flexibility for the new owner which will provide immediate income whilst planning for any further deserving development of this brilliant location. Call NOW on 0488 972 888 for more information or to arrange a private inspection. Country Estates Realty Pty Ltd trading as CE Property Group RLA100925

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