

91 Main South Road, Yankalilla, SA 5203



House For Sale

Friday, 29 March 2024

91 Main South Road, Yankalilla, SA 5203

Bedrooms: 4

Bathrooms: 2

Parkings: 12

Area: 960 m2

Type: House



Luke Hutt

0418815049

Expressions of Interest

This Iconic Yankalilla Building is now available for purchase. Originally built by Elders Smith & Co back in 1934 and later used by other well-known South Australian brands such as SA Farmers Co-op Union, this building has served the township for 90 years and still has much to offer! It's offered "as is" with three separate tenants in place but no long-term leases and has potential for more, with approximately 90m² of shedding space not currently being used and a spare consulting room that could be let. The main building is currently set up as professional consulting rooms with a waiting room and customer-facing front desk, three consulting rooms, a treatment room, a kitchen, a storeroom, and two toilets (one being disabled-friendly). Dual street frontage and a loud and proud presence greeting all the new traffic to central Yankalilla, It has great exposure to Main South Road with an unmissable frontage in Yankalilla, and a building footprint that would probably not be allowed in today's highly restrictive building envelope requirements. This building would suit many new opportunities from shops to cafes or a home, with two beautiful big shade giving loquat trees providing a lovely serene rear courtyard atmosphere that begs to be shared. The shedding could be rented as is or extended to cover more of the available space, and its Zoning as "Township Main Street" gives plenty of opportunity to chop and change uses as is required. Off street car parking and disabled access are already in place, a huge 10kw solar system stays with the property and means no power bills, ever ! This end of Yankalilla has experienced a real boost in recent years with plenty of additional investment, if your business needs more exposure or a central location or both, get hold of Luke today and find out if your next purchase is Yankalilla's prime commercial territory !Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833