



## 204-208 Commercial Street Mount Gambier SA

Welcome to 204-208 Commercial Street & 2A Lindsay Street that Malseeds are pleased to present to you. This property is situated in a prominent location of Mount Gambier.

### Features include:

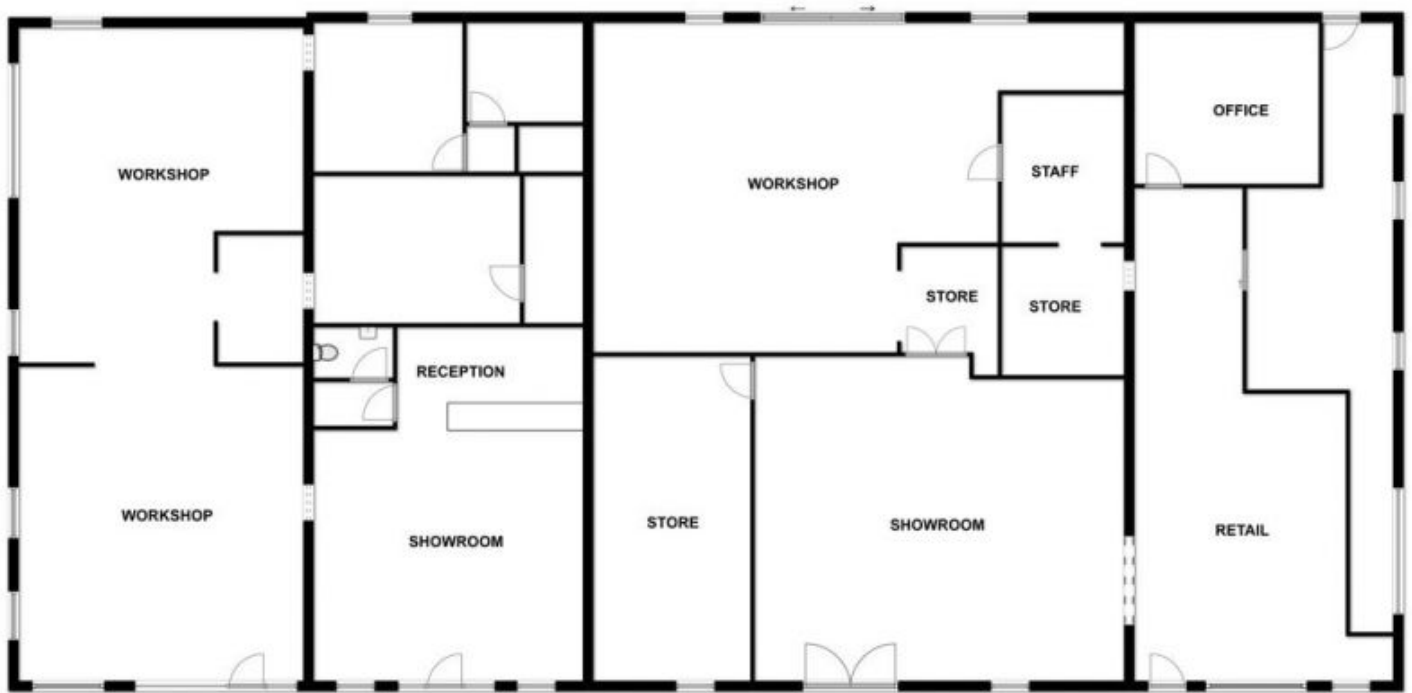
- Located on the corner of Commercial St & Lindsay St
- Large solid Mount Gambier stone building
- Bituminised carparking
- Well known operating business' that are long term tenants
- 3 shops, 2 of which are currently leased
- All shops have access through the rear of the building
- All tenants have a shared toilet block at the rear of the property
- 1 shed on Lindsay Street side which currently is leased
- Currently returning approx. 7% with the potential to be increased

**Building Size** : 100 sqm

**View** : <https://www.malseeds.com.au/sale/sa/south-east/mount-gambier/commercial/retail/5708366>



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This drawing is for illustration purpose only. All measurements are approximate only and information intended to be relied upon should be independently verified.

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