



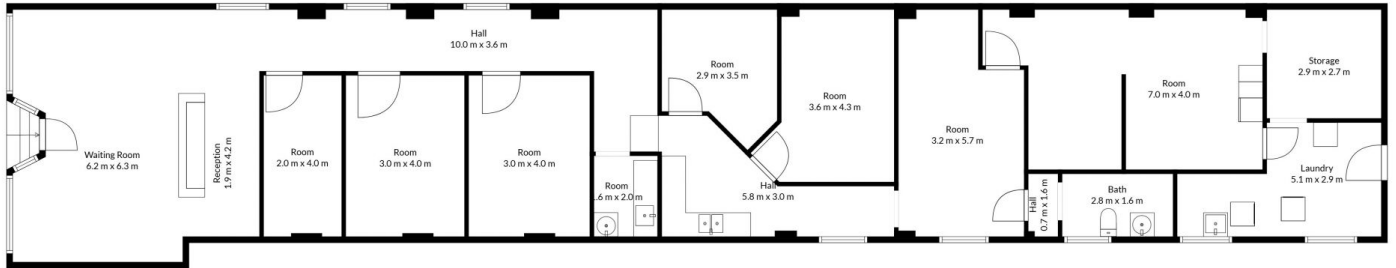
## 214 Commercial West Street Mount Gambier SA

Jason Malseed is pleased to present for Sale this Commercial property at 214 Commercial Street West. Situated on the main street of Mount Gambier. This commercial property presents itself with a high-profile frontage in a great location neighbouring other businesses.

This commercial property is perfect for a range of uses. Features to note include:

- Retail Space at the front of the property
- Approx 306m2 allotment with 190m2 (approx) floor area
- R/C ducted air conditioning throughout
- Kitchen + additional kitchenette
- Large bathroom
- Plumbing for Laundry at rear
- Double gated rear yard non-restricted access
- Currently used for Beauty Therapy but the options are endless!

**Price** : \$395,000 - \$425,000  
**Building Size** : 190 sqm  
**Land Size** : 306 sqm  
**View** : <https://www.malseeds.com.au/sale/sa/south-east/mount-gambier/commercial/other/7934447>



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Total scanned area: 210 m<sup>2</sup>

This Drawing Is For Illustration Purposes Only. All Measurements Are Approximate Only