# MOUNT GAMBIER | SA

FOR SALE













**Land Size** / 2028 m2

12

# High Exposure Commercial Property

Secure, Versatile & Fully Tenanted
Set on a generous allotment of approx. 2,028 m, this well-appointed commercial property offers outstanding potential in a high-traffic location.
Key Features:
• Approx. 585 m of undercover space, including two office areas and amenities
• New Roof installed with insulation blanket
• High clearance shedding with rear truck access
• Secure fencing around the entire property for added safety
• Currently leased to a long-term tenant operating a gym - immediate rental income!
• Zoned Employment, offering a wide range of commercial and industrial uses
• 3-phase power with heavy-duty cabling throughout the

**FOR SALE - $850,000 + GST**

**Address:** **8 Ramsay Avenue, Mount Gambier SA 5290**

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**Property ID:** **L43807447**