



ARDROSSAN . First Street

Commercial & residential investment opportunity - Ardrossan

\$750,000

39 & 39a First Street, Ardrossan

On offer is a two storey main residence with balcony coastal views. The lower level comprises of four bedrooms (two with built in robes), bathroom, family room, gym and laundry. Upstairs is the master bedroom with a walk in robe and ensuite. There is a separate office and an open plan kitchen, lounge and dining area.

The commercial shop on offer consist of a tea room, sales counter area, kitchen, preparation room, storeroom, bakehouse, flour store area and preparation room and cooking/wash room. The cottage consists of 3 main rooms, bathroom and store room. The shop and cottage are currently leased to the Ardrossan Bakery at \$2,804.55 per month + GST. The current lease is 5 years (which commenced on the 10th August 2017) with 2 further rights of renewal for 5 years.

Ardrossan is located on the Yorke Peninsula some 90 minutes' drive (150 kilometres) from Adelaide. It is a popular tourist destination for weekends away and, particularly, summer holidays. Situated on the western side of the Gulf of St Vincent, it is well known for great

Property ID	L454240
Property Type	Retail
Land Area	2256.0 sqm

AGENT

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fishing and, in particular, for Blue Swimmer Crabs.

The town is a hub for the surrounding pastoral districts, which mainly produce wheat and barley, with the town housing grain silos, a deep sea port and also a dolomite mine. It is well serviced by a number of large and small businesses and has a population of approximately 1,100 people.

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RLA 283100