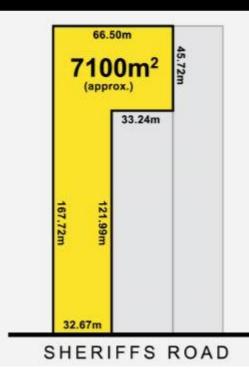


FOR SALE





15 Sherriffs Road, Lonsdale SA 5160 \$1.39 Million + GST

- 7100 SQM SITE APPROX.
- BESSER BRICK OFFICE/SHOWROOM 150 SQM APP.
- COLORBOND STORAGE SHED
- ADDITIONAL WORKSHOP TO REAR
- 32 METRE FRONTAGE
- SEVERAL PERIODIC TENANCIES CURRENT NET INCOME \$45,000 APPROX. PA

Enquiries: Jenny Howkins / 0416 188 098 / jen@southerncommercialgroup.com.au

2/29 O'Sullivan Beach Road Lonsdale SA 5160 / 08 8384 6099 / southerncommercialgroup.com.au

RLA 263 799

Please note that the information contained herein is meant as a guide only. Neither the Agent or the Vendors and Landlords accept liability for any inaccuracy or misstatement. All parties should rely on their own investigations to validate this information.

<u>Outgoings</u>

Council	\$4864.00
Emergency Services Levy	\$1958.00
SA Water Rates	\$662.12

Total = \$7484.12 Approx. P/A