

FOR SALE

**52A Hill Street
Port Elliot SA 5212**

Functional Warehouse and Office



- Good sized allotment of 2024 M approx. zoned Light Industry
- Fully fenced with wide gate access, Colourbond warehouse of approx. 360 M with high access, double sliding doors at both ends permitting drive through access, perfect for large vehicles or heavy transport, earthmoving etc.
- Hard wired ATCO office comprising two office areas, kitchenette and bathroom amenity plus two r/c air conditioning units.
 - Loads of external storage area, further development opportunity STCC
 - To be sold vacant possession

335,000 + GST

Enquiries: Jenny Howkins 0416 188 098

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.

Form R7

Warning Notice

Financial and Investment Advice

Land and Business Sale and Conveyancing) Act 1994 section 24B

Land and Business Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you that—

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

An agent must also tell you about any other benefit that any other person (including the agent) will receive in connection with the sale or purchase, unless it is*:

- a benefit that has been disclosed in a sales agency agreement
- a benefit that you provide the agent
- a benefit received by the vendor or purchaser
- a benefit related to a service for which you have not or will not be charged
- a benefit of which the agent remains unaware.

**Refer to section 24C of the Land and Business Sale and Conveyancing) Act 1994*