



PRIME **LOCATION**
PRIME **OPPORTUNITY**

8, 8A and 8B Maurice Road, Murray Bridge



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FETCH PROPERTY is pleased to bring to market a brand-new bulky goods retail site right in the heart of one of South Australia's fastest-growing regional communities, Murray Bridge.

Situated between Bunnings Warehouse, Beaumont Tiles and Chemist Warehouse, the site at 8, 8A and 8B Maurice Road is just 5 minutes from Murray Bridge's city centre.

We are presenting an ideal opportunity for agriculture, aquaculture, retail, health care, manufacturing, construction, wholesale and trade businesses to join in on the area's rapid growth and market potential. Located directly within Murray Bridge's Employment Zone, the site accommodates a diverse range of light industrial, commercial and business activities that complement other local amenities.

Home to over 22,000 residents, Murray Bridge is currently undergoing a significant economic transformation with substantial residential development underway. With over 1 billion invested in completed and upcoming projects over the next five years, this allotment offers 100 linear meters of frontage and 10,000 square meters of land (approx).

The proposed 3,600 square metre building is set to be constructed by award-winning developers Built Solutions, offering several configurations to suit the needs and preferences of prospective tenants. The site will also comprise 110 carparks, with a ratio of approx. 3 car parks for every 100 sqm of net lettable area.





GOLF COURSE

8, 8A and 8B Maurice Road

KEY MARKET **INSIGHTS**



Murray Bridge saw median home prices rise by **11.11%** this past 12 months.

Rental yields saw an average of **5.41% increase** in returns based on the current median price in Murray Bridge.

Only **75km from Adelaide** and situated in the heartland of South Australia's Riverland, this attractive tourist destination boasts affordable living and exciting investment opportunities.

Interested operators are invited to submit their expressions of interest by close of business **Friday, 5th November 2021**.

8, 8A and 8B Maurice Road, Murray Bridge



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