

# FOR SALE

**44 Donegal Road  
LONSDALE SA 5160**



## IDEAL FOR THE OWNER OCCUPIER + INVESTMENT

- Colorbond warehouse approx. 644 sqm in total
- Sectioned into three areas all with bathroom amenities and separate power metres to each, permitting for dual tenancies.
- One section has an office, store area or potential lunchroom, kitchenette and bathroom amenity.
- High 200Amp power supply with high access sliding doors to each area. Situated on site area of 1677 sqm. Concreted driveway and parking. To be sold with vacant possession.

**\$525,000 + GST**  
**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.

**ANNUAL OUTGOINGS**

Council Rates \$2,275.18  
ESL \$ 911.60  
Water Rates \$ 819.20