



2 Summerford Road, Aberfoyle Park SA 5159

1.25M + GST

- Strata Titled Retail/Commercial– 5 Units
- Each fully tenanted with long term GP clinic occupying 3 units
- Total building area 389 sqm app
- Total site area 1822 sqm app
- 20 car parks
- Brick Construction with colorbond roof
- Total Net annual rent \$57,875 + Outgoings & GST
total net annual rent \$57,875.52 + Outgoings & GST – 4.63% yield

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.

Unit 1

Opsun Pty Ltd

Tenancy commenced 01/09/09 - Expires 31/05/21

Current net rent \$14,406 per annum

No Bond

Renewal Options 2 x 1 year

Rent Reviews CPI annually, Market in 2023

Unit 2

B W Goode

Tenancy commenced 01/06/07 - Expires 30/11/22

Current net rent \$11,983.44 per annum

Bond \$811.00

Renewal Option 2 years

Rent Reviews CPI annually, Market in 2020

Units 3, 4 & 5

Hills Medical Pty Ltd

Tenancy commenced 01/06/18 - Expires 31/05/21

Current net rent \$31,486.08 per annum

Bank Guarantee

Renewal Option 1 + 1 years

Rent Reviews CPI annually, Market in 2022