



**ALL CLIENTS
PLEASE CALL
THE SALES PERSON
TO ARRANGE A 1 ON 1
PRIVATE INSPECTION OF THIS
PROPERTY**



115 Prospect Road Prospect SA

WE ARE OPEN FOR BUSINESS.
BRUSE ARE SELLING WITH DIGITAL TECHNOLOGY
PLEASE CALL US FOR A VIEWING APPOINTMENT FOR
THIS HOME. DUE TO GOVERNMENT REGULATION WE
ARE CONDUCTING PRIVATE VIEWINGS FOR ONE
BUYER GROUP AT A TIME.

Surrounded by other developments this is a rare find and certainly will be eagerly sought after by buyers due to the point that it offers an excellent return at this point in time or a property for development in the near future.

The property has had a tenant in there for many years who has a further lease on the property and so it is ideal as an investment. Leased for \$44,483.28 per annum plus GST and plus outgoings until 15/09/21 right of renewal for further 5 years. Currently used as a surgery for Adelaide

Price : \$ 1,400,000
Building Size : 233 sqm
Land Size : 835 sqm
View : <https://www.bruse.com.au/sale/sa/north-north-east-suburbs/prospect/commercial/healthcare/5551973>



Bevan Bruse
08 8431 8181



233m²

TOTAL

163m²

Living

12m²

Shed

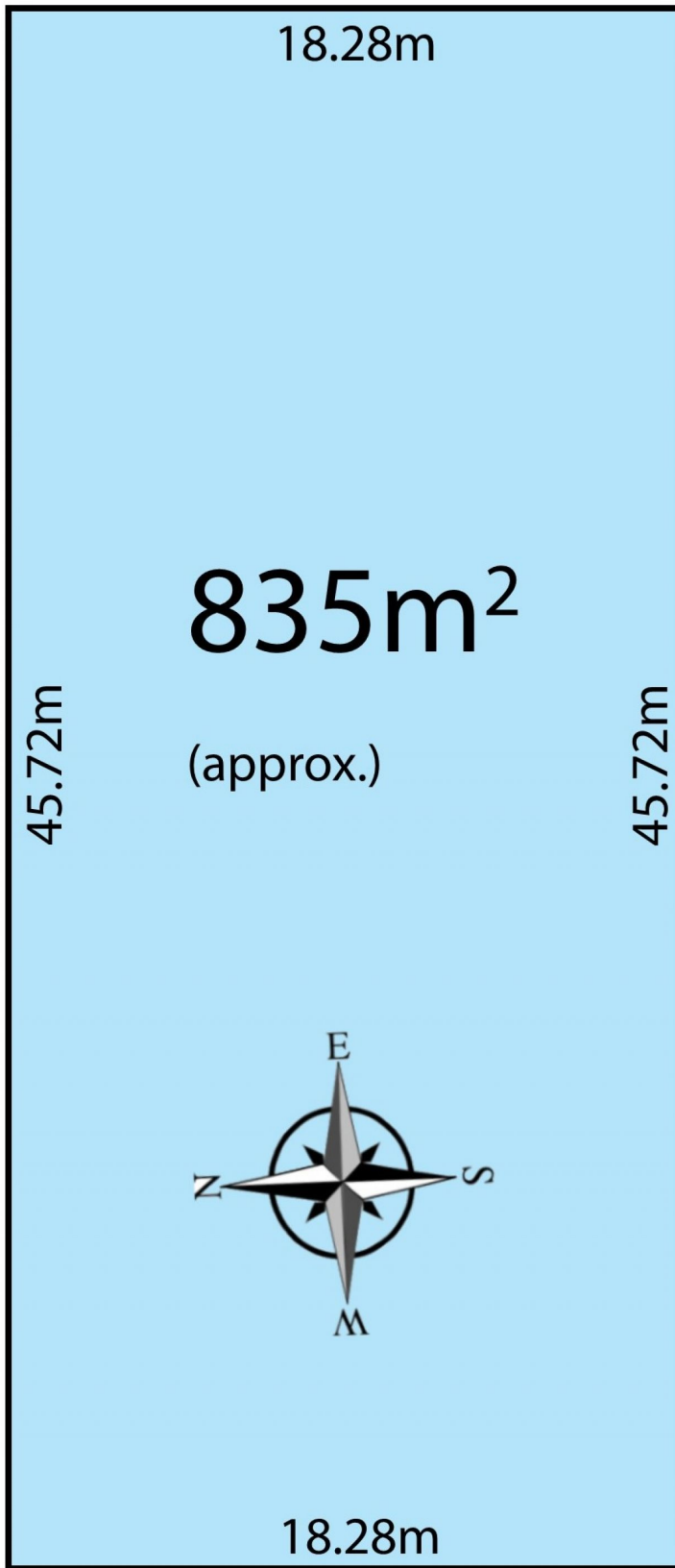
58m²

Verandah

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**

RUBY STREET



PROSPECT ROAD