



### 186-188 Ward Street North Adelaide SA

Sited on a corner allotment of 473 sqm (approx.) and offering a unique opportunity to secure a slice of blue chip North Adelaide.

Currently offered as 3 ground floor commercial tenancies and 2 residential apartments on level 1 plus 7 carports.

Substantial gross income of \$97,289 pa (approx.) with unlimited potential (maximum building height 18mt / 6 levels). Zoned City Living.

A rare opportunity not to be missed.

IN CONJUNCTION WITH JAMES JUERS OF MCGEES PROPERTY 0438 442 909 RLA: 1722

**Building Size** : 307 sqm  
**View** : <https://www.foxrealestate.com.au/property/186188-ward-street-north-adelaide-sa/6998882>



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