MODERN BUILT SHOWROOM + OFFICE + STORAGE

Situated on Port Road between the intersections of Woodville and Kilkenny Roads and approximately 6.5km west of the CBD, lies this fantastic modern Commercial opportunity with excellent main road exposure – 41,100 cars passing this site every day (DPTi). Also centrally located in relation to Adelaide's main transport corridor, with upgrades to the South Road Expressway, the property benefits from a greater reach to the northern and southern business districts. A Modern two-story commercial construction of high quality providing a gross building area of 420sqm (approx.) on a generous 766.5 sqm allotment providing depth for both front and rear car parking, as well as roller door access to the rear storage/workshop area. Specific features of the property include:

- Ground Floor of 192.9sqm space currently tenanted at $25,014.50 p.a. + O/G + GST (exp. 30/06/19) which includes; the front showroom, multiple offices and unisex and disabled amenities plus a storage/ workshop area which can easily convert to additional office area located at the rear with roller door access (flexibility with tenants lease term for owner occupier can be discussed).

- Upper level of 210sqm is currently tenanted at $28,588 p.a. + O/G + GST (exp. 31/05/20) and features modern offices finishes with a segregated

766.50m2

Price	SOLD for $990,000
Property Type	Commercial
Property ID	1702
Land Area	766.50 m2
Office Area	420 m2

Agent Details

Pasquale Mastrangelo - 0409 465 863
Nick Mastrangelo - 0401 790 753

Office Details

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Unit 4/ 60 West Terrace, Adelaide
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ground floor entrance lobby (side entrance). The tenancy has an abundance of natural light creating a very desirable workspace. The existing fit out includes a professional reception area, boardroom, kitchen storage, open plan and executive offices.

- Ample front and rear car parking the property is a great investment, can also be made ready to owner occupy the entire site (subject to Vendors dealings with tenant to do so) OR partly occupy + continue the existing lease.

INSPECTION A MUST!

If you would like further information or to inspect the property please contact Nick Mastrangelo 0401 790 753 or Pasquale Mastrangelo 0409 465 863 or Mastracorp Land line 08 8212 0140

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.