



77-79 Mooringe Avenue, Camden Park



A rare opportunity to acquire all elements of a smart purchase, including the significant land holding of 1391 sqm distributed over two titles and situated on a corner allotment without compromise to sustainable cash flow enjoying 6.5% - 7% return on investment from two long term tenancies.

Features to the property include:

- Land size 1391 sqm* over 2 Certificate of Titles.
- Dual frontage (Corner allotment) with 32.66 m* to Mooringe Avenue and 42.67 m* to Whelan Avenue.
- Total Building Area: 260 sqm*
- Tenancy 1 (150 sqm*) - Snack Bar: \$51,409.35 p.a. + GST + Outgoings (exp 30/09/22) with 3% Fixed annual increases
- Tenancy 2 (110 sqm*) - Workshop: \$17,000.00 p.a. + GST + Outgoings (exp 30/09/22) with 3% Fixed annual increases

Price	\$985,000
Property Type	commercial
Property ID	1716
Land Area	1,391 m2
Warehouse Area	110 m2

Pasquale Mastrangelo - 0409 465 863

Nick Mastrangelo - 0401 790 753

Adelaide

Unit 4/ 60 West Terrace, Adelaide
SA 5000 Australia
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.



MASTRACORP
REAL ESTATE