



9-29 Desmond Ave, Pooraka



Situated just off of Bridge Road, Pooraka lies an outstanding investment opportunity to acquire a neighbourhood shopping centre of grand proportions with 10 shops that are fully tenanted and situated on a large corner site of 2,249 sqm\*.

This rare offering enjoys a diverse low-risk income stream that comes with complimenting businesses, specialty shops and most importantly the main “anchor” tenant being Foodworks Supermarket. Freshly line-marked with an abundance of customer car parking as well as rear/side tenant loading dock area/parking, the fully tenanted neighbourhood centre demonstrates a fine example of a sustainable and fully functioning local shopping centre complex.

Features to the property include:

- Total of \$202,548.5\* p.a. Gross Rental (Rent and Outgoings)

*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.*

<b>Price</b>	\$2M - \$2.150M
<b>Property Type</b>	commercial
<b>Property ID</b>	1751
<b>Land Area</b>	2,249 m2

Pasquale Mastrangelo - 0409 465 863

Nick Mastrangelo - 0401 790 753

Adelaide  
Unit 4/ 60 West Terrace, Adelaide  
SA 5000 Australia  
08 8212 0140



MASTRACORP  
REAL ESTATE