



**95 Torrens Rd, Brompton**



Situated on Torrens Road between two main intersections of Torrens Road & South Road and Torrens Road & Churchill Road and only 15 minutes' drive to the CBD, lies this fantastic modern Commercial opportunity with excellent main road exposure to 21,300 cars passing this site every day (DPTi).

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 582 sqm (approx.) on a 617 sqm allotment with dual access.

Features of the property include:

- 617 sqm Land (approx.) with 16.46m frontage to Torrens Road.
- 582 sqm (approx.) two story office which includes; a generous reception/ waiting area on both levels, multiple offices, male and female amenities on

*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>	Contact Agent
<b>Property Type</b>	commercial
<b>Property ID</b>	1901
<b>Land Area</b>	617 m2
<b>Office Area</b>	582 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**  
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