



**44-52 Hawson Avenue, North Plympton**



## REVAMPING THE LOCAL NEIGHBOURHOOD CENTRE

Recently acquired by a reputable licensed building and fitout professional group ready to bring this neighbourhood shopping complex back to life (previously owned and inherited by a family for over 35 years).

A group of 8 shops (last 2 available) on the corner of Hawson Avenue and Shelley Avenue in North Plympton, it is surrounded by a medium to high density mix of character homes and newly built dwellings.

Shop 1 (72.4 sqm\*): \$13,500 - \$15,000 p.a. + 14.20% of Outgoings (Massive fit-out incentives available)

Shop 2 (66.7 sqm\*): \$15,000 - \$16,000 p.a. + 13.08% of Outgoings

Shop 1 & 2 (139.1 sqm\*): \$23,000 p.a. + 27.28% of Outgoings

- Lease Term Preferred 3-5 years

- Lessee performed works will allow for greater negotiation.

Owner/builder is currently in the process of giving the center a massive face lift including clearing and resurfacing the rear carparking area, restoring the façade and upgrading the overall power supply available to each shop.

- New corner shop cafe currently being fit-out creating the Major Anchor

**Price** \$15,000 - \$23,000 p.a +  
Outgoings + GST

**Property Type** Commercial

**Property ID** 2009

### Agent Details

Nick Mastrangelo - 0401 790 753

### Office Details

Adelaide

Unit 4/ 60 West Terrace, Adelaide

SA 5000 Australia

08 8212 0140



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tenancy for benefit of the whole center.

- New Toilet block with female/male/disabled to be constructed.

- Resurface and polish terrazzo tiles on facade of building

\*Approx.

If you would like to inspect the property please contact Nick Mastrangelo  
0401 790 753 or Dion Mastrangelo 0431 576 848 or Mastracorp Land line  
08 8212 0140

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