



324 Port Rd, Hindmarsh



A fantastic commercial opportunity located on Adelaide's western gateway with all the benefits that came from the Port Road/ South Road upgrade (i.e. The Torrens Road to River Torrens Project, DPTI) including free-flowing road traffic, middle lane car parking and an increase in pedestrian traffic.

Zoned within a flexible District Centre Zone that encourages "an impressive, active and attractive frontage to Port Road and the maximization of pedestrian access and amenity", its immediate surroundings are retail shops, cafés, restaurants, take-away shops, offices, pubs and medical centres as well as Adelaide's iconic Entertainment Centre and City Tram Line just 2 minutes' walk.

With a 6.1m full glass frontage to port road, no setback and a total building area of 165.9 sqm*, the property maximises the use of the land also boasting large outdoor area at the back that adds scope to extend or utilise as you wish. A fairly open plan with restaurant configurations on the ground

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.

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| Price | \$459,000 - \$489,000 |
| Property Type | commercial |
| Property ID | 2023 |
| Land Area | 325 m2 |

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