



**738 Port Road, Beverley**



**FOR SALE \$1,200,000**

### Modern Warehouse/ Showroom with Office

- Total Building Area of 361 sqm\*
- 99 sqm\* Office distributed over two levels, ducted Air Conditioning with a separate Split System in the Larger Office/ Boardroom upstairs, Stylish Kitchen and Uni-sex Bathroom.
- 262 sqm\* Warehouse/ Showroom
- Great Port Road Exposure – 42,500 Vehicles Passing Every Day (DPTI, 2020)
- Stand-out Corner Frontage on Port Road, with Large Car Park and High Clearance Loading and Roller Door Access off Howards Road
- Zoned Employment (Refer to Information Memorandum and Zone Extract for more information)
- Tenanted by Abbott Stationers Pty Ltd with a rental income of \$62,000 p.a (Gross Lease) expiring 31st May 2024.

Within close proximity to both the Port River Expressway and the South Road Superway connecting Adelaide's North-South Major Transport Corridor.

515 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	2167
<b>Land Area</b>	515 m2
<b>Office Area</b>	99 m2
<b>Warehouse Area</b>	262 m2

### Agent Details

Pasquale Mastrangelo - 0409 465 863

Nick Mastrangelo - 0401 790 753

### Office Details

Adelaide

Unit 4/ 60 West Terrace, Adelaide  
SA 5000 Australia

08 8212 0140



MASTRACORP  
REAL ESTATE

Sold As: Tenanted Investment

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For more information, please contact Pasquale Mastrangelo on 0409 465 863 or Nick Mastrangelo on 0401 790 753.

*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.*