

Sold



SECURELY LEASED INVESTMENT + CORNER DEVELOPMENT SITE ON ONE TITLE

AUCTION - Wednesday 29th June 2022 @ 11am (Unless Sold Prior)

TWO BIRDS WITH ONE STONE!

In a prime location with close access to both the Port River Expressway and South Road Superway connecting Adelaide's North-South Main Transport Corridor, a fantastic opportunity to secure a low-risk multi-tenanted investment plus a development site of generous proportions boasting a 'landmark' Port Road position on the corner of Port Road and Pope Street. Contained within one Certificate of Title and total land holding of 3,844sqm, it is best described as an offering of two separate portions.

Portion A – Newly Constructed Two Story Commercial Building

- Total Building Area: 662sqm

Tenancy 1 Romaldi Constructions Pty Ltd: 442sqm*

Tenancy 2 Aspec Homes Pty Ltd: 125sqm*

Tenancy 3 Eco Smart Solar Energy Pty Ltd: 95sqm*

- Passing rental income of \$186,000 p.a. + GST (gross)

24 3,844 m2

Price	SOLD
Property Type	Commercial
Property ID	2215
Land Area	3,844 m2
Office Area	662 m2

Agent Details

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Pasquale Mastrangelo - 0409 465 863

Office Details

Adelaide
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MASTRACORP
REAL ESTATE

- A prominent and eye-catching new commercial building with no setback off Port Rd to maximize the exposure to the 43,900* vehicles passing daily (DiT, 2019)
- Large Scale Solar Panel system (38KW System Size with a 30KW Inverter)
- Ample allocated and customer car parking with two-way access driveway.
- Portion A consuming approx. 1,488sqm of the total site.

Portion B – Corner Development Site of approx. 2,356sqm*

- Scope to further develop the corner portion with an approx. area of 2,356sqm (s.t.p.c)
- Zoned: Employment (E)
- Corner/ Dual frontage on Port Road and Pope Street; A trademark Beverley location
- 3 existing driveway access points, 1 on Port Road and 2 on Pope Street

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To organise a private inspection and/or copy of an Information Memorandum with Leases, please click on the enquiry link and leave your details with any requests/ questions. Alternatively, feel free to Call Pasquale 0409465863 or Nick 0401790753.

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.