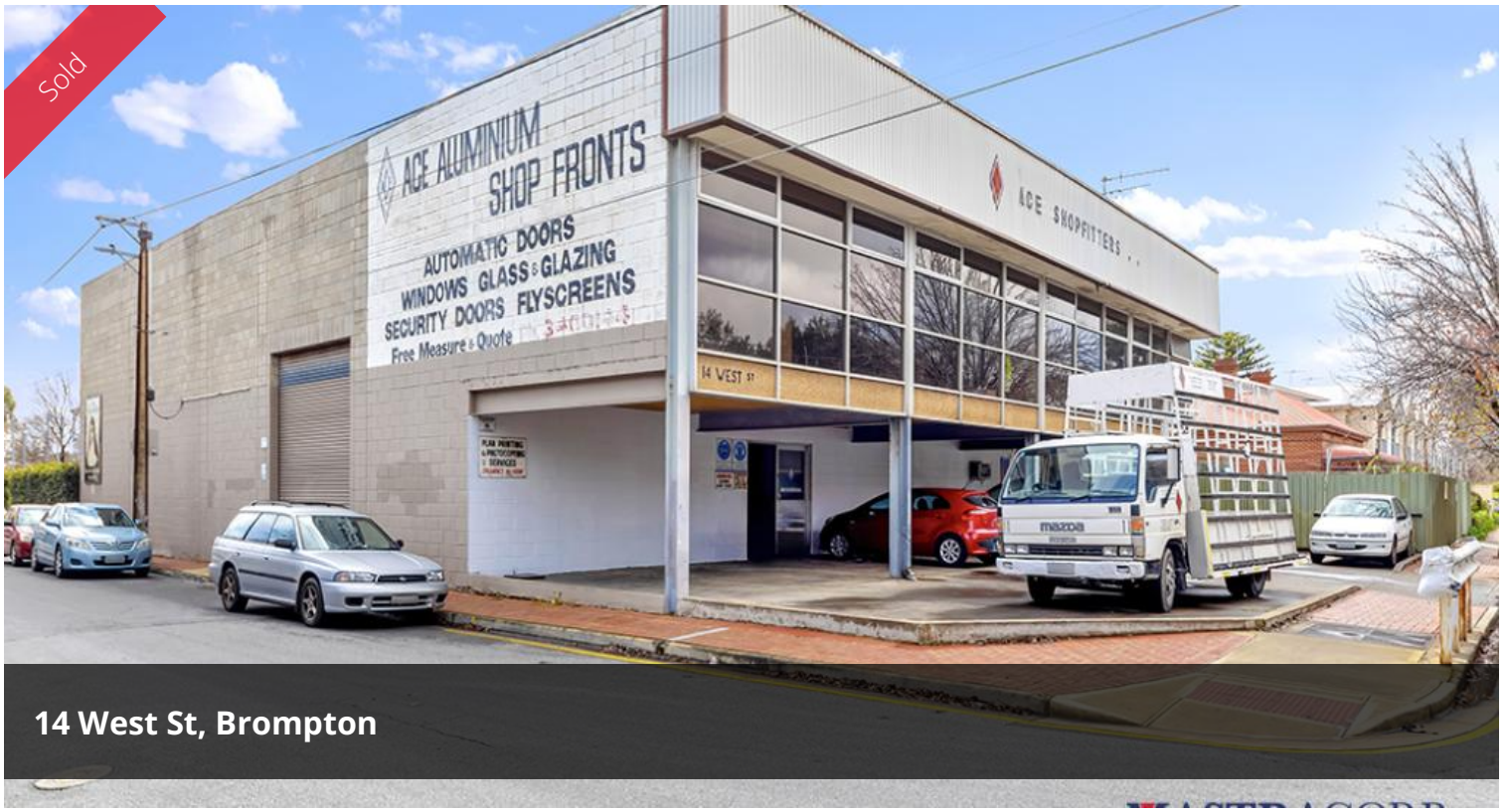







City-Fringe Industrial Opportunity - UNDER CONTRACT

8 1,190m2

Situated in Adelaide's most redeveloped fringe locations, a tightly held, centrally located industrial opportunity just 5km from Adelaide CBD presents itself on the market. Mastracorp Real Estate is pleased to offer 14-16 West St, Brompton SA for sale to astute investors, land bankers, developers and future owner occupiers. Nestled on the corner of First and West Street and distributed over two titles with a combined land area of 1,190sqm (approx.), the property enjoys fantastic access and functionality.

Further to its existing purpose, it is also a very attractive residential re-development opportunity! Get creative... or follow the streetscape of multiple row-dwelling allotments with rear access only possible with dual frontage of a corner allotment in this position; Subject to your normal planning consents and approvals.

Features of the property include:

- Total Building Area of 699sqm*
- Warehouse A: 368.5sqm*, Warehouse B: 248.4sqm*, Office & Amenities 82sqm*
- Front onsite car parking

Price	SOLD
Property Type	Commercial
Property ID	2411
Land Area	1,190 m2
Office Area	82 m2
Warehouse Area	617 m2

Agent Details

Nick Mastrangelo - 0401 790 753

Office Details

Adelaide
Unit 4/ 60 West Terrace, Adelaide
SA 5000 Australia
08 8212 0140

MASTRACORP
REAL ESTATE

- Dual High clearance warehouse access
- Currently tenanted to Ace Shopfitters until 31/03/2027 @ $90,000p.a. + GST
- Zoned: Established Neighborhood (on the boarder of Housing Diversity Neighbourhood)

Don’t miss out on a great and rare opportunity like this! Contact us for more information.

Please contact Nick on 0401 790 753, or Pasquale on 0409 465 863 for further information.

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.