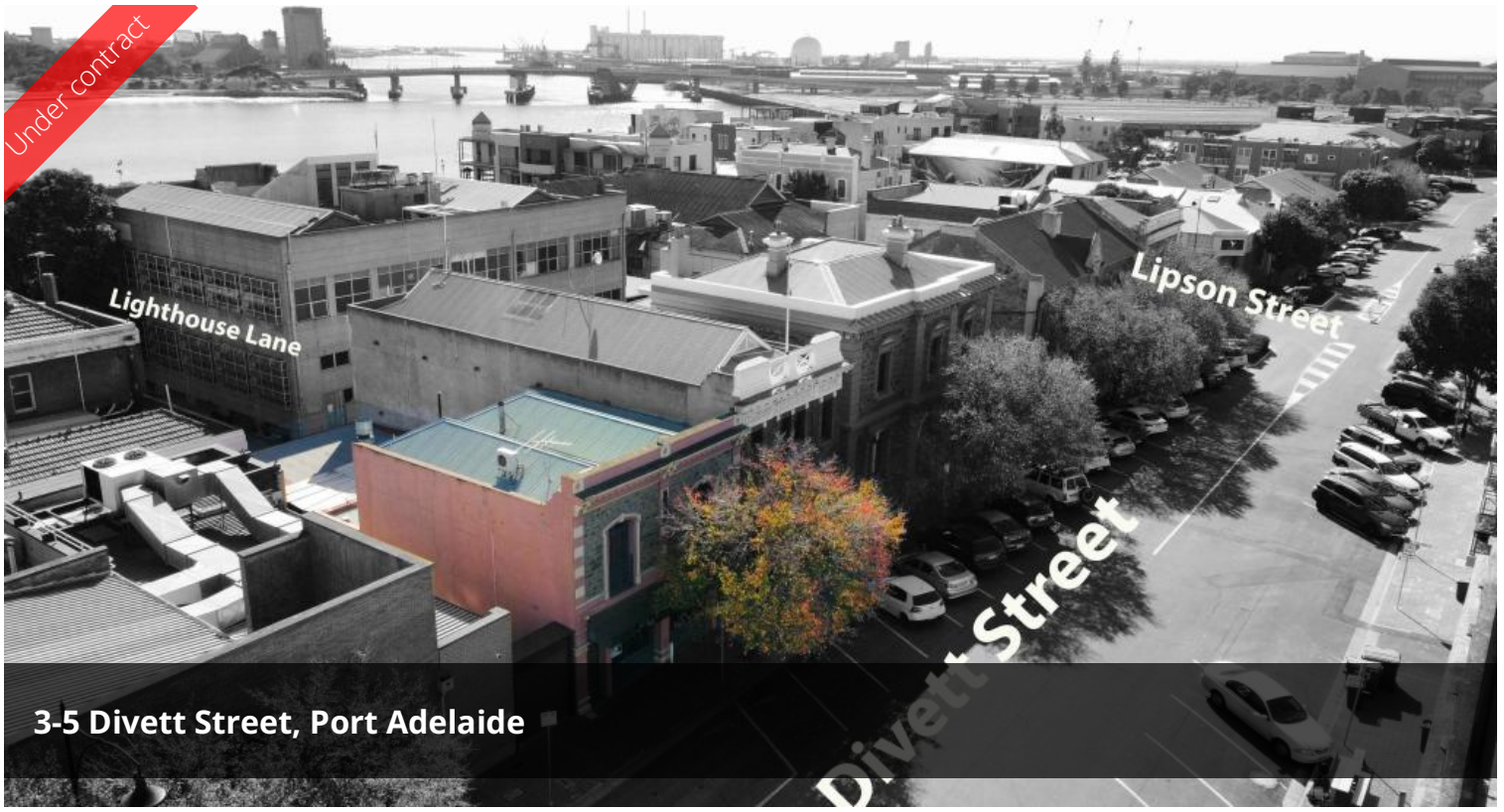








Port Adelaide Investment Opportunity

2 224m2

Superbly positioned and nestled within Port Adelaide's Heritage Precinct on Devitt Street lies this fantastic commercial opportunity providing flexible use options and valuable amenities. Currently tenanted as a licensed wine bar, the property is a popular boutique destination where patrons experience quality live music and top-shelf liquor service surrounded by plaster-exposed brick walls of the 19th century and dimmed, atmospheric lighting.

Advantageous features are in abundance and listed as follows:

- One Torrens Title, distributed over Two Levels, each with its own front access point and appointed street address (3 & 5 Divett St)

- 3 Street Access Points- Divett Street (Front), Lighthouse Lane (Rear) and Commercial Road (via side Easement).

- Total Lettable Area of approximately 340sqm made up of the main front bar/ seating area, commercial-grade kitchen, courtyard beer garden, large cellar and upstairs open plan studio.

- Sold with an Easement (Right of Way) which provides access from Commercial Road. With 3-5 Divett St favourably positioned at the end of the Easement, the tenancy enjoys an additional licensed sitting area.

Price	In the vicinity of $1.25M
Property Type	Commercial
Property ID	2487
Land Area	224 m2

Agent Details

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- Rear access from lane way to double lock up garaging
- Increase and diversify the rental income stream by creating two self-contained tenancy areas and using both front door access points.
- Fantastic street parking availability (2hrs free 8-6pm)
- Site Area: 224.6sqm
- Zoned as Urban Activity Area (Heritage Precinct) – not Heritage Listed
- Currently tenanted to Fossils Wine Bar at $70,304.00 p.a. + GST (net)
- Outgoings: Recovered from Tenant
- Fixed Annual Reviews of 4% increase
- Lease Term 5 years (expiry 13/11/26) with a further option of 5 years

Please contact Nic for more information and to organise a private viewing.

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.