



**Unit 1, 26-28 Bennet Ave, Melrose Park**



## WAREHOUSE/ OFFICE INVESTMENT OPPORTUNITY

Set within Melrose Park's industrial precinct zoned as Strategic Employment (SE) on the corner of Bennet Ave and Jordon Rd and in a group of 4 equally proportioned Warehouse/ Offices, lies this fantastic investment opportunity.

### Features include:

- Total Building Area: 301.6 sqm\*
- High Clearance roller door rear access
- Front customer and rear staff carparking
- Freshly renovated with new purpose built office fit-out, kitchen and amenities
- Tenanted to Cornell Design @ \$49,646.72 p.a. + GST
- Outgoings payable by Tenant (Council, Water, ESL, Management, Insurance)
- Tenants have recently invested in solar panels on the building creating operational efficiency and minimizing their carbon foot-print.

### Rates and Levies:

Council Rates: \$3,983.30 per annum

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### Price

Price Guide of  
\$975,000 - \$1,000,000

### Property Type

Commercial

### Property ID

2503

### Office Area

160 m<sup>2</sup>

### Warehouse Area

130 m<sup>2</sup>

### Agent Details

Nick Mastrangelo - 0401 790 753  
Pasquale Mastrangelo - 0409 465 863

### Office Details

Adelaide  
Unit 4/ 60 West Terrace, Adelaide  
SA 5000 Australia

ESL: \$928.90 per annum

08 8212 0140

SA Water: \$254.39 per quarter + usage

Strata Levy: \$1,018.81 per quarter



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Request a copy of our Information Memorandum from the listed Agents.

\*approx.

*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.*