



1512 Main South Rd, Sturt



## Fantastic Tenanted Investment

Mastracorp Real Estate is proud to present this excellent tenanted investment opportunity for sale on the market. A fantastic investment opportunity currently tenanted and being home to Adelaide founded, iconic and oldest Pizzeria chain, Marcellina's. Situated on one of Adelaide's most high traffic roads, providing great front access onsite parking. Don't miss out on a great and rare opportunity like this.

### Lease Details:

- Tenanted to Marcellina Pizzeria for the past 9 Years (with a further option to renew)
- Housings Adelaide's Oldest Pizzeria Chain - Marcellina
- Recoverable Outgoings include Council, ESL, Water, Build Insurance, Property Management & General Maintenance

### Building Description:

- Total Building Area of 230.9 sqm\* (approx.)
- Total Courtyard Area of 42.4 sqm\* (approx.)
- Female and Male amenities for the Public.

495m<sup>2</sup>

<b>Price</b>	\$2.4M - \$2.5M
<b>Property Type</b>	Commercial
<b>Property ID</b>	2504
<b>Land Area</b>	495 m <sup>2</sup>

### Agent Details

Pasquale Mastrangelo - 0409 465 863  
Jordan House - 0405 488 052

### Office Details

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



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- Product Storage space on the back side of the building

**Land Specs:**

- Total Site Area of 495 sqm\* (approx.)
- 15.4 m Main Road Frontage on Main South Road
- Front Onsite Car Parking
- Zoned: Employment (diverse range of low-impact light industrial, commercial and business activities)

Please contact our office landline on (08) 8212 0140, or Pasquale Mastrangelo directly on 0409 465 863 if you are interested in arranging an inspection or would like 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.*