

Sold



41 Muller Road, Hampstead Gardens



## WAREHOUSE/OFFICE IN A PRIME LOCATION

Mastracorp is proud to offer this prime piece of real estate in a sought after location.

This property is perfect for an owner occupier with storage and distribution requirements boasting a large 430sqm warehouse with dual high clearance access (4.2 metre clear span front and side drive way access). It is also offered as an ideal investment opportunity being a scarce property with flexible uses in such a great location. Finding a tenant and securing a low-risk return on investment will not take long with enquiries to lease properties like this coming in high volumes.

Features to mention include:

- 430sqm Warehouse
- 60sqm Office/ Reception area with 2 bathrooms and A/C
- Dual High Clearance Access of 4.2 metres (front and side drive-way access)
- Land: 785sqm
- Sold as Vacant Possession
- Current Use: Commercial/ Business Services/ Office/ Warehouse
- Zone: R (PA 64)

785 m2

**Price** SOLD for \$465,000

**Property Type** Commercial

**Property ID** 82

**Land Area** 785 m2

**Floor Area** 503 m2

### Agent Details

Nick Mastrangelo - 0401 790 753

MRE Office - 08 82120140

### Office Details

Adelaide

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## Inspection a Must

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