



Versatile Corner Site in Prominent Position

Mastracorp is proud to offer this outstanding development site opportunity with three points of access only possible from the dual street frontages, Morphett Street and Hamilton Place, as well as a free and unrestricted right of way over the adjacent land to Reeves Street. Zoned as Capital City within the fast developing south-western quadrant of the city, the development options boosted by its accessibility is a versatile and exciting proposition. (S.T.P.C.)

Current improvements and set up include a retail/office building of some 208sqm* and small storage shed with onsite car parking at the rear accessed from Hamilton Place. A prime location enjoyed by its current occupier Klempa Office Machines for over 30 years, the property can continue to provide a great source of holding income whilst you fine-tune and submit your development plans unlocking the land's full potential.

Features of the property to note:

- 376sqm corner allotment
- Dual Frontage on Morphett Street and Hamilton Place
- Right of Way over the adjacent property giving access to Reeves Street
- Capital City Zone within the Adelaide City Council

376 m2

Price	CONTACT AGENT
Property Type	Commercial
Property ID	2345
Land Area	376 m2
Office Area	208 m2

Agent Details

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REAL ESTATE

- Office/ Retail of 208sqm + Small Storage Shed
- Rear Carparking accessed from Hamilton Place
- Sold as Vacant Possession

The zone is described by Plan SA to have the desired outcomes:

1. *A zone that is the economic and cultural focus of the state supporting a range of residential, employment, community, educational, innovation, recreational, tourism and entertainment facilities generating opportunities for population and employment growth.*
2. *High intensity and large- scale development with high street walls reinforcing the distinctive grid pattern layout of the city with active non-residential ground level uses to positively contribute to public safety, inclusivity, and vibrancy. Design quality of buildings and public spaces is a priority in this zone.*

Refer to the Plan SA zoning extract in our full Information Memorandum-enquire today

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