



**324 Port Rd, Hindmarsh**



## UNDER CONTRACT

A fantastic commercial opportunity located on Adelaide's western gateway with all the benefits that came from the Port Road/ South Road upgrade (i.e. The Torrens Road to River Torrens Project, DPTI) including free-flowing road traffic, middle lane car parking and an increase in pedestrian traffic.

Zoned within a flexible Suburban Activity Centre (Z5705) that encourages "an impressive, active and attractive frontage to Port Road and the maximization of pedestrian access and amenity", its immediate surroundings are retail shops, cafés, restaurants, take-away shops, offices, pubs and medical centres as well as Adelaide's iconic Entertainment Centre and City Tram Line just 2 minutes' walk.

Note: This property is not walk-in ready and requires some works. The rear portion of the building is not considered feasible for repair and is recommended to be demolished while the original front section (solid brick construction) can be renovated to suit your specific use.

With 6.1 full glass frontage to Port Road and no set back, there is a massive scope to develop and build at the rear of the property and maximise the use of the land.

Features of the property include:

📏 325 m2

|                      |            |
|----------------------|------------|
| <b>Price</b>         | SOLD       |
| <b>Property Type</b> | Commercial |
| <b>Property ID</b>   | 2023       |
| <b>Land Area</b>     | 325 m2     |

### Agent Details

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

### Office Details

Adelaide  
Unit 4/ 60 West Terrace, Adelaide  
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MASTRACORP  
REAL ESTATE

- Land size: 325sqm\*
- Frontage: 6.1m\*
- Building Area: 165.9 sqm\*
- Zoned: District Centre (Hindmarsh Policy Area)

Make a time with the appointed Agents to meet onsite to inspect and discuss

*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.*