



10-14 Andrew St, Adelaide



**UNDER CONTRACT**

- Two Titles with a total site area of 522sqm\*
- Zoned as "Capital City" by the Adelaide City Council offering a flexible scope for development (s.t.c.c.)
- Improvements to the land include a 496.9 sqm\* Mechanical Warehouse/ Workshop + Mezzanine.
- Provides a secure holding income until such time you are ready to redevelop the site.
- The perfect, active city pocket location accessed from Franklin St via Bowen Street and Morphett Street.

FOR SALE BY PRIVATE TREATY

\$2,400,000 NEGOTIABLE

More details on the development potential and current lease arrangements will be provided by the Selling Agents, please contact Nick Mastrangelo on 0401 790 753 or Pasquale Mastrangelo on 0409 465 863 for your copy of

522 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	2077
<b>Land Area</b>	522 m2

**Agent Details**

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

**Office Details**

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



MASTRACORP  
 REAL ESTATE

the Information Memorandum and relevant documentation.

*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.*