

Under Contract



**7 Finnis St, Marion**



## FOR SALE

A Versatile Offering

Located on an active neighborhood road that provides a thorough-fare link between Marion Road, Sturt Road and Diagonal Road, lies this fantastic and unique commercial/ community service opportunity.

Currently used as a community hall, the space is predominately consisting of a large open plan area to accommodate large gatherings in a comfortable setting with 5 split system air-conditioners and 6 ceiling fans, plus the original evaporative air –con unit still functional. With a variety of suitable uses and options of fit-out, the opportunity to tailor the site to your needs is easily implemented.

A Besser-Block brick construction with a total area of 324sqm made up of:

- o 222sqm large open area set up as the main hall, otherwise resembling a large workshop area
- o Updated Male & Female bathrooms of equal proportions, both with two private showers in each
- o Upstairs kitchen and boardroom area
- o Well sized Office linked with the fully enclosed and light-filled sun-room

324 m2

<b>Price</b>	UNDER CONTRACT
<b>Property Type</b>	Commercial
<b>Property ID</b>	2214
<b>Land Area</b>	324 m2
<b>Office Area</b>	324 m2

### Agent Details

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### Office Details

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which is currently set up as a children's play area.

- o Great use of areas for storage hidden away from the main open space.
- o Single lock-up garage
- o Zone: General Neighborhood

For more information, please send your enquiry through and we'll provide a copy of the Information Memorandum with relevant documents.

Inspection by appointment.

*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.*