



WAREHOUSE/ OFFICE INVESTMENT OPPORTUNITY

Set within Melrose Park's industrial precinct zoned as Strategic Employment (SE) on the corner of Bennet Ave and Jordon Rd and in a group of 4 equally proportioned Warehouse/ Offices, lies this fantastic investment opportunity.

Features include:

- Total Building Area: 301.6 sqm*
- High Clearance roller door rear access
- Front customer and rear staff carparking
- Freshly renovated with new purpose built office fit-out, kitchen and amenities
- Tenanted to Cornell Design @ \$49,646.72 p.a. + GST
- Outgoings payable by Tenant (Council, Water, ESL, Management, Insurance)
- Tenants have recently invested in solar panels on the building creating operational efficiency and minimizing their carbon foot-print.

Rates and Levies:

Council Rates: \$3,983.30 per annum

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Price	SOLD
Property Type	Commercial
Property ID	2503
Office Area	160 m2
Warehouse Area	130 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

ESL: \$928.90 per annum

SA Water: \$254.39 per quarter + usage

Strata Levy: \$1,018.81 per quarter

Request a copy of our Information Memorandum from the listed Agents.

*approx.

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