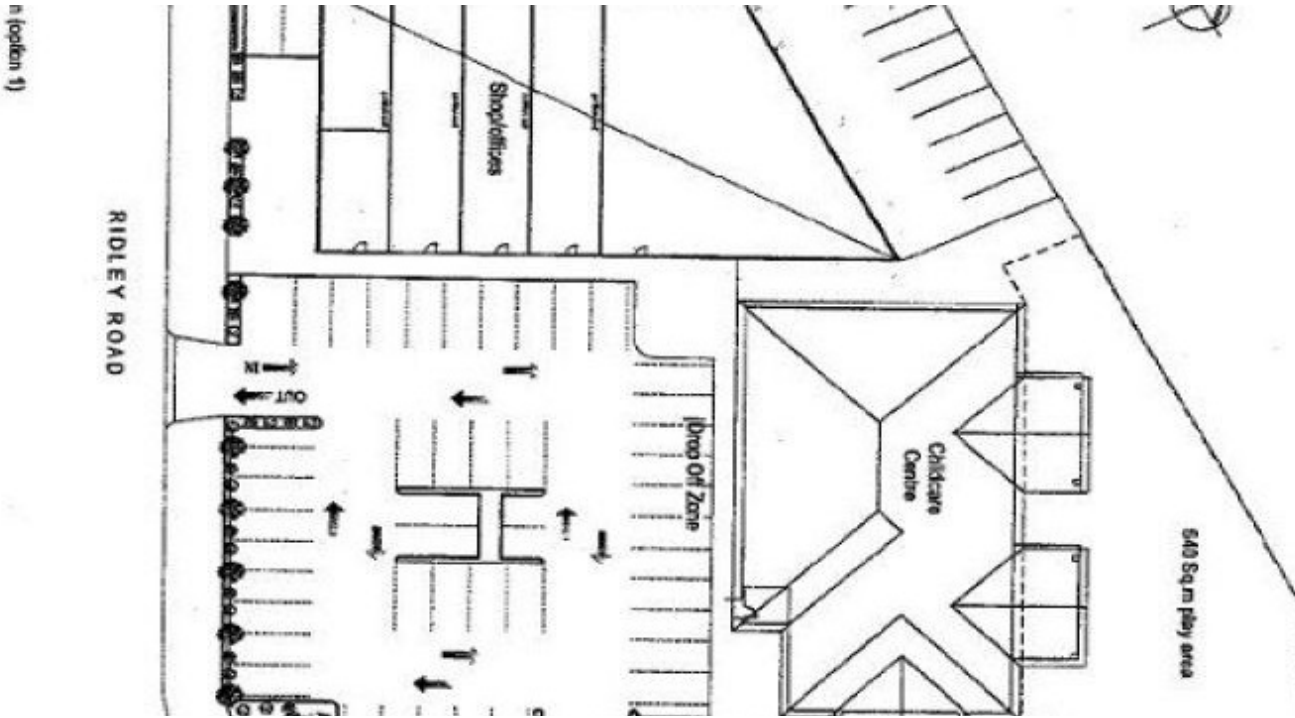


# Century 21 Mastracorp Commercial



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46 PHillips Highway, ELIZABETH WEST SA

## PRIME RETAIL DEVELOPMENT

Land Area:4,601 m<sup>2</sup> Occupancy:vacant possession Sale Price:  
Currently there is a development lodged with council \_ please call me on  
0409465863 for update

- Total Site Area is approximately 4,601 sqm
  - Corner allotment frontage to Philip Highway and Ridley Road
  - All desired and essential urban services are available to the subject property
  - Excellent exposure to passing traffic and ready access via the side street frontage.
  - The recent redevelopment of Elizabeth City Centre has improved the profile of the locality.
  - Quality investment property!
- INSPECTION A MUST!

Price: P.O.A.

Deal Type : Sale  
Property Type : Development  
Authority : Sale by Negotiation  
Listings This Address : Single Listing  
Exclusivity : Open  
Land Area : 4601 (Square Metres)  
Whole or Part : : Not Applicable  
Plus Outgoings : Yes  
Annual Outgoings : \$0  
Outgoings Paid by : Tenant

**Pasquale Mastrangelo**

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# Century 21 Mastracorp Commercial



**146-148 Francis Street, WINGFIELD SA**

## INVESTOR ALERT!!! BLUE CHIP INVESTMENT

Warehouse/Workshop/Office  
2 separate titles  
3 buildings on site  
Site area 7,800m2 approx  
Corner location  
Ten year lease from 1/7/07  
Current net rental  
\$460,794.50 per annum NET RETURN

**Price: AUCTION 4th June 2014 @ 1pm**

**Deal Type** : Sale  
**Property Type** : Industrial  
**Property Type2** : Offices  
**Property Type3** : Development  
**Authority** : Auction  
**Listings This Address** : Single Listing  
**Exclusivity** : Open  
**Rental Yield** : 13%  
**Land Area** : 7800 (Square Metres)  
**Floor Area** : 1200 (Square Metres)  
**Whole or Part** : Whole Building  
**Zoning** : General Industrial  
**Tenancy** : Tenanted Investment  
**Plus Outgoings** : Yes  
**Annual Outgoings** : \$55,418  
**Outgoings Paid by** : Tenant  
**Lease End** : 01-07-2017  
**Further Option** : 10 years  
**Event Place** : onsite  
**Event Date** : 2014-06-04  
**Event Time** : 01:00

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## Century 21 Mastracorp Commercial



**562 Magill Road, MAGILL SA**

### OUTSTANDING INVESTMENT PROPERTY IN IDEAL LOCATION!

Fully leased to 3 secure tenants, located in a very busy, highly sought after area! With frontage to Magill Road, and Penfold Road the property boasts a large carpark at rear, fantastic main road frontage and excellent future development potential (stcc)

The key features include:

- Building improvements of 556sqm (approx)
- Fronting and access from Magill Road and Penfold Road
- Substantial land holding of 2,305sqm (approx) across 3 titles
- Fully leased to 3 Quality Tenants
- Ample parking at rear
- Further development potential (stcc) and rental upside
- Prime location in a well established and vibrant precinct

For more information, please contact the agent for an Information Memorandum with all lease particulars and appendices.

**Deal Type** : Sale

**Property Type** : Retail

**Authority** : Sale by Negotiation

**Listings This Address** : Single Listing

**Exclusivity** : Open

**Land Area** : 2305 (Square Metres)

**Floor Area** : 556 (Square Metres)

**Whole or Part** : Not Applicable

**Tenancy Option** : 0

**Plus Outgoings** : Yes

**Annual Outgoings** : \$0

**Outgoings Paid by** : Tenant

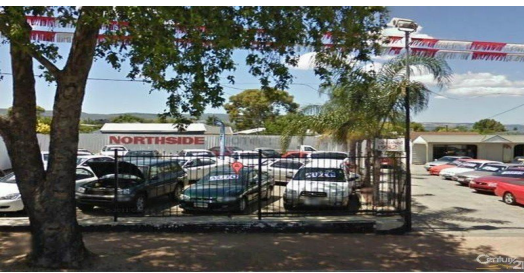
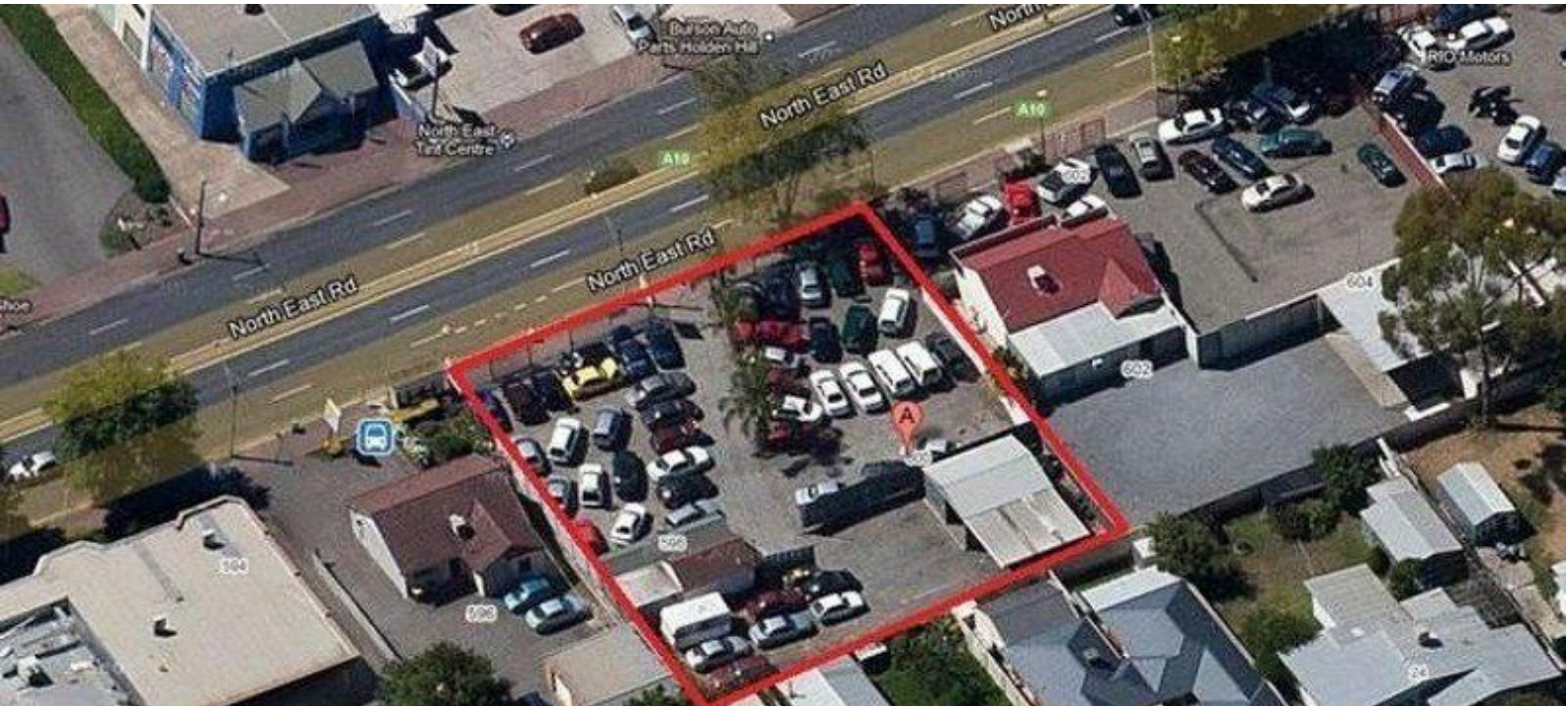
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# Century 21 Mastracorp Commercial

# Century 21 Mastracorp Commercial



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**598 - 600 North East Road, HOLDEN HILL SA**

**Unique Investment Opportunity!! Car Yard Plus More!!**

**STRATEGIC HIGH STREET LOCATION**

- LAND: Lot 48 (697m<sup>2</sup>) \$470,000 - LOT 49 (752m<sup>2</sup>) \$490,000 Total of 1450 sqm

Vendor will consider all offers

- Land development
- Vacant Possession

**Price: P.O.A.**

**Deal Type** : Sale

**Property Type** : Development

**Property Type2** : Industrial

**Property Type3** : Retail

**Authority** : Sale by Negotiation

**Listings This Address** : Single Listing

**Exclusivity** : Open

**Land Area** : 1450 (Square Metres)

**Floor Area** : 100 (Square Metres)

**Whole or Part** : Not Applicable

**Plus Outgoings** : Yes

**Annual Outgoings** : \$0

**Outgoings Paid by** : Tenant

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# Century 21 Mastracorp Commercial

# Century 21 Mastracorp Commercial



## 51-61 Gedville Road, TAPEROO SA

### Taperoo Shopping Centre- 'Unique Opportunity Knocks'- !!!!

A neglected site that awaits an astute investor!

The community is screaming for a local shopping centre that can offer a variety of goods and services. Secure a supermarket 'anchor' tenant, lease the remaining shops that will feed off the supermarket's high traffic flow and reap the benefits of a diversified income stream whilst simultaneously satisfying the local residence need for such a centre.

- 6 Retail shops + 3 Offices + Freshly Renovated Vacant Supermarket (4 shops leased, vacant 600sqm Supermarket + 2 vacant retail shops + 3 vacant offices)
- Freshly renovated supermarket (600sqm+) with new ducted aircon throughout, large storage freezer, 14 door display fridges, butcher/meet room, two offices, lunch room + a complete operating fit-out- Removable items such as box crusher, quick bake oven, cash register system, baker/ butcher equipment, ect available separately.

- Zone: Local Centre Zone
- Land: 5438m2
- Endless future development potenti...

**Price: \$1,300,000**

**Deal Type :** Sale

**Property Type :** Offices

**Property Type2 :** Industrial

**Property Type3 :** Retail

**Authority :** Sale by Negotiation

**Listings This Address :** Single Listing

**Exclusivity :** Exclusive

**Land Area :** 5438 (Square Metres)

**Floor Area :** 1789 (Square Metres)

**Whole or Part :** : Not Applicable

**Tax :** Not Applicable

**Tax :** Not Applicable

**Plus Outgoings :** Yes

**Annual Outgoings :** \$0

**Outgoings Paid by :** Tenant

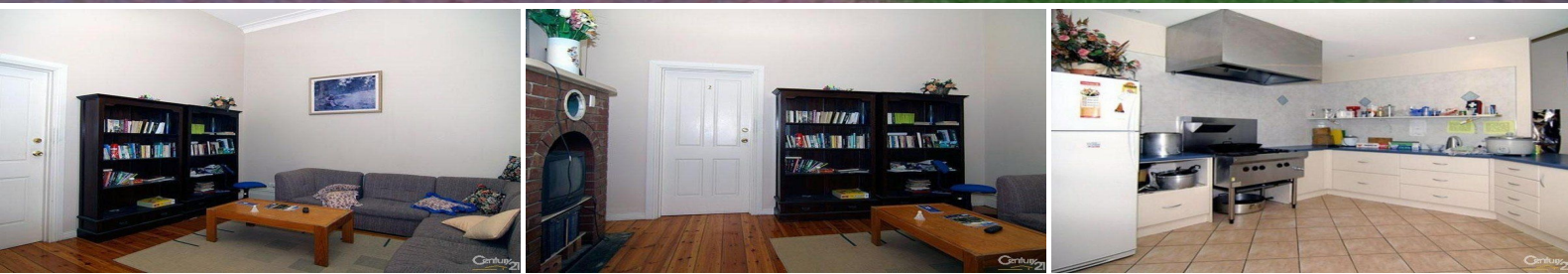
**Nicolas Mastrangelo**

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# Century 21 Mastracorp Commercial

# Century 21 Mastracorp Commercial



## 131 Anzac Highway, KURRALTA PARK SA

### Rare Investment opportunity - Developers and Business Owners !!!!...

Conveniently located close to both inner- city Adelaide and the popular Glenelg Seashore.

Renovation and upgrading of facilities now has (a total of 17 rooms)

Each room comprises the following:

-New split a/c, bed and mattress and wardrobe, Study-desk and chair,

Phone line:

-ADSL2 Wireless internet connection and coin operated laundry are available on site.

-potential weekly rental earnings ( starting from \$150 pw )

**Price: \$2,100,000**

**Deal Type :** Sale

**Property Type :** Offices

**Property Type2 :** Healthcare

**Property Type3 :** Retail

**Authority :** Sale by Negotiation

**Listings This Address :** Single Listing

**Exclusivity :** Open

**Land Area :** 1520 (Square Metres)

**Floor Area :** 1520 (Square Metres)

**Whole or Part :** : Not Applicable

**Number of Car Spaces :** 6

**Tax :** Not Applicable

**Tax :** Not Applicable

**Plus Outgoings :** Yes

**Annual Outgoings :** \$0

**Outgoings Paid by :** Tenant

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# Century 21 Mastracorp Commercial

# Century 21 Mastracorp Commercial



## 81 Ledger Road, BEVERLEY SA

### Great Opportunity Office/Warehouse In Beverley

- Area 375m2, approximately
- Office/Warehouse - Workshop
- Ample car parking
- Close to all main road - suit many uses

OPPORTUNITY NOT BE MISSED  
CONTACT PASQUALE MASTRANGELO TODAY 0409 465 863

**Price: \$550,000**

**Deal Type :** Sale  
**Property Type :** Offices  
**Authority :** Sale by Negotiation  
**Listings This Address :** Single Listing  
**Exclusivity :** Exclusive  
**Land Area :** 907 (Square Metres)  
**Floor Area :** 375 (Square Metres)  
**Whole or Part :** Not Applicable  
**Plus Outgoings :** Yes  
**Annual Outgoings :** \$0  
**Outgoings Paid by :** Tenant

**Pasquale Mastrangelo**

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# Century 21 Mastracorp Commercial

# Century 21 Mastracorp Commercial



## u7-113 Welland, WELLAND SA

**113sqm OFFICE/ WAREHOUSE 81sqm YARD!!!**

Property Description

Key Investment Highlights:

113 sqm Space -OFFICE/ WAREHOUSE/ WORKSHOP  
81 sqm of YARD  
Great Exposure  
Ample Car-parking  
Close to all facilities  
Invest Now Occupier in the future.

Contact Land Agent

PASQUALE MASTRANGELO - 0409 465 863  
NICOLAS MASTRANGELO - 0401 790 753

**Price: \$305,000 (Offers Welcomed)**

**Deal Type :** Sale

**Property Type :** Offices

**Property Type2 :** Retail

**Property Type3 :** Warehouse

**Authority :** Sale by Negotiation

**Listings This Address :** Single Listing

**Exclusivity :** Open

**Land Area :** 180 (Square Metres)

**Floor Area :** 113 (Square Metres)

**Whole or Part :** Not Applicable

**Plus Outgoings :** Yes

**Annual Outgoings :** \$0

**Outgoings Paid by :** Tenant

**Pasquale Mastrangelo**

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Nicolas Mastrangelo

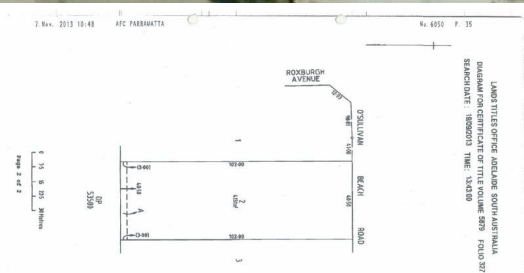
m : 0401 790 753

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# Century 21 Mastracorp Commercial

# Century 21 Mastracorp Commercial



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## 100 O'Sullivan Beach Road, LONSDALE SA

### Rare Industrial Land in Lonsdale

Excellent vacant block in a industrial/commercial estate, with a rare offering of over 4131 sqm (approx.) of land with Exposure to Oâ€™Sullivan Beach Road.

Zoning: Industrial

GST will be payable on the sale of the above land sale transaction.

CONTACT PASQUALE MASTRANGELO TODAY!!

**Price: \$199,000**

**Deal Type** : Sale

**Property Type** : Development

**Property Type2** : Industrial

**Property Type3** : Retail

**Authority** : Auction

**Listings This Address** : Single Listing

**Exclusivity** : Exclusive

**Land Area** : 4131 (Square Metres)

**Floor Area** : 4131 (Square Metres)

**Whole or Part** : Not Applicable

**Tenancy Option** : 0

**Tax** : Not Applicable

**Tax** : Not Applicable

**Plus Outgoings** : Yes

**Annual Outgoings** : \$0

**Outgoings Paid by** : Tenant

**Event Date** : 2014-02-15

**Event Time** : 00:00:00

**Pasquale Mastrangelo**

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231-243 Waymouth Street, ADELAIDE SA

**VACANT LAND - WITH DEVELOPMENT APPROVAL**

Available area of 2,646 sqm approximately.

Has a two street frontage to Waymouth and Crowther Streets on 6 separate titles with approvals for a 17 story building, offering both Commercial and Residential development.

Opportunity not to be missed, contact Pasquale Mastrangelo on mobile 0409 465 863

**Deal Type** : Sale  
**Property Type** : Development  
**Authority** : Sale by Negotiation  
**Listings This Address** : Single Listing  
**Exclusivity** : Exclusive  
**Land Area** : 2646 (Square Metres)  
**Whole or Part** : Not Applicable  
**Tenancy Option** : 0  
**Plus Outgoings** : Yes  
**Annual Outgoings** : \$0  
**Outgoings Paid by** : Tenant

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# Century 21 Mastracorp Commercial

# Century 21 Mastracorp Commercial



**11 Jennifer Avenue, RIDGEHAVEN SA**

## Great Opportunity - Warehouse/Shed/Office

- High clearance dual roller-door side access to an open 187sqm Workshop
- Natural sky-lighting with additional industrial lighting throughout the main workshop
- Office/ lunchroom with kitchen amenities and wash basin
- Main bathroom with Shower + additional toilet
- 6m x 3.3m mezzanine
- 78sqm rear canopy for the extra storage
- Front colour bond lock-up gate

Council Area: City of Tee Tree Gully  
Zone: LIN'4 (Light Industrial)  
Site Area: 773sqm (approx.)  
Frontage: 22.86sqm(approx.)

**Price: \$395,000**

**Deal Type** : Sale  
**Property Type** : Showrooms/Bulky Goods  
**Property Type2** : Industrial  
**Property Type3** : Offices  
**Authority** : Sale by Negotiation  
**Listings This Address** : Single Listing  
**Exclusivity** : Exclusive  
**Floor Area** : 773 (Square Metres)  
**Whole or Part** : Not Applicable  
**Plus Outgoings** : Yes  
**Annual Outgoings** : \$0  
**Outgoings Paid by** : Tenant

**Pasquale Mastrangelo**

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## 78 Grand Junction Road, Rosewater SA

### Ultimate Commercial Development Opportunity

If exposure for your business is of paramount importance this sight set in a location with 27000 cars passing daily as recorded by transport SA is the one.

Subject to council approval there is the potential to build up to 2 storeys with office or show room space. With vacant possession on settlement undeniably offering the ultimate opportunity to capitalise on these rising economic times.

Start today with this fantastic commercial development opportunity with a generous 970m2 (approx) on offer the possibilities are endless.

Nicolas- 0401790753  
Contact me today!

This property is being sold in conjunction with

Justin Peters  
LJHooker Mile End  
0423 341 797  
RLA 242629

**Price: \$345,000 - \$360,000**

**Deal Type** : Sale

**Property Type** : Land

**Authority** : For Sale

**Listings This Address** : Single Listing

**Exclusivity** : Conjunctional

**Land Area** : 970 (Square Metres)

**Floor Area** : 970 (Square Metres)

**Whole or Part** : Not Applicable

**Plus Outgoings** : Yes

**Outgoings Paid by** : Tenant

**Nicolas Mastrangelo**

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# Century 21 Mastracorp Commercial

# Century 21 Mastracorp Commercial



**257 South Road, Mile End SA**

## **HIGH PROFILE OFFICE WITH REAR LANE**

This neatly presented office accommodation is perfectly located on south road offering high exposure without compromise of adequate rear car parking. Approximately 40,000 cars pass this site everyday (Department of Planning, Transport and Infrastructure).

Features to mention include:

- Land: 412sqm (12.5m frontage)
  - Office: 135sqm
  - Zoned: Commercial
  - 6 large office rooms, all individually equipped with its own split a/c unit.
  - Rear lane access with adequate undercover and open car parking
  - Monitored security alarm system
- Inspection a Must!

**Price: AUCTION 28 MAY @ 12.30PM**

**Deal Type :** Sale

**Property Type :** Offices

**Property Type2 :** Healthcare

**Authority :** Auction

**Listings This Address :** Single Listing

**Exclusivity :** Exclusive

**Land Area :** 412 (Square Metres)

**Floor Area :** 135 (Square Metres)

**Whole or Part :** Not Applicable

**Zoning :** Commercial

**Plus Outgoings :** Yes

**Outgoings Paid by :** Tenant

**Event Place :** 257 South Road, MILE END

**Event Date :** 2014-05-28

**Event Time :** 12:30

**Pasquale Mastrangelo**

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