

# Fairfax Century 21 Mastracorp Commercial

Fairfax Century 21 Mastracorp Commercial (ELIZABETH WEST)  
46 Phillips Highway, ELIZABETH WEST SA

## Property Area

Building Area :	-
Land Area :	4601 Square Metres
Hardstand :	-
Car :	-

## Tenancy Details

### Tenancy :

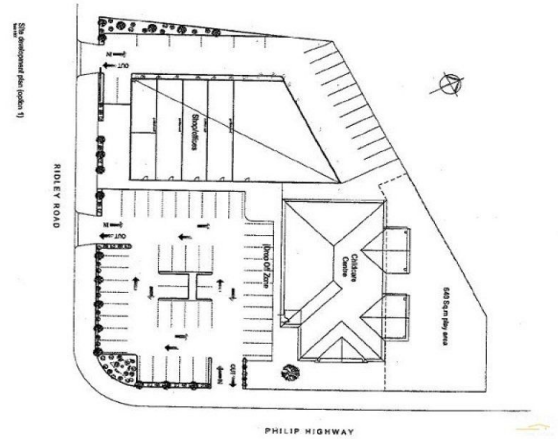
Office Showroom :	-
Mezzanine :	- Square Metres
Warehouse :	-
Other :	-
Total Floor Area :	- Square Metres

## Rentals Detail

Annual Rental :	-
Rate per sqm :	-
Lease Term :	-
Rent Review :	-
Outgoings :	Paid by Tenant
Currently Tenanted :	No
Zoning :	-

## Description & Comments :

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!



## Contacts

**Pasquale Mastrangelo**  
pasquale@mastracorp.com.au

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# Fairfax Century 21 Mastracorp Commercial

**Fairfax Century 21 Mastracorp Commercial (WINGFIELD)**  
146-148 Francis Street, WINGFIELD SA

## Property Area

Building Area : -  
Land Area : 7800 Square Metres  
Hardstand : -  
Car : -

## Tenancy Details

### Tenancy :

Office Showroom : -  
Mezzanine : 1200 Square Metres  
Warehouse : -  
Other : -  
Total Floor Area : 1200 Square Metres

## Rentals Detail

Annual Rental : -  
Rate per sqm : -  
Lease Term : -  
Rent Review : -  
Outgoings : Paid by Tenant  
Currently Tenanted : No  
Zoning : -

## Description & Comments :

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 \$421,000 per  
annum NET RETURN



## Contacts

**Pasquale Mastrangelo**  
pasquale@mastracorp.com.au

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# Fairfax Century 21 Mastracorp Commercial

**Fairfax Century 21 Mastracorp Commercial (MAGILL)**  
562 Magill Road, MAGILL SA

## Property Area

Building Area :	-
Land Area :	2305 Square Metres
Hardstand :	-
Car :	-

## Tenancy Details

### Tenancy :

Office Showroom :	-
Mezzanine :	556 Square Metres
Warehouse :	-
Other :	-
Total Floor Area :	556 Square Metres

## Rentals Detail

Annual Rental :	-
Rate per sqm :	-
Lease Term :	-
Rent Review :	-
Outgoings :	Paid by Tenant
Currently Tenanted :	No
Zoning :	-

## Description & Comments :

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) - Frontage 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.



## Contacts

**Pasquale Mastrangelo**  
pasquale@mastracorp.com.au

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# Fairfax Century 21 Mastracorp Commercial

**Fairfax Century 21 Mastracorp Commercial (HOLDEN HILL)**  
598 - 600 North East Road, HOLDEN HILL SA

## Property Area

Building Area : -  
Land Area : 1450 Square Metres  
Hardstand : -  
Car : -

## Tenancy Details

### Tenancy :

Office Showroom : -  
Mezzanine : 100 Square Metres  
Warehouse : -  
Other : -  
Total Floor Area : 100 Square Metres

## Rentals Detail

Annual Rental : -  
Rate per sqm : -  
Lease Term : -  
Rent Review : -  
Outgoings : Paid by Tenant  
Currently Tenanted : No  
Zoning : -

## Description & Comments :

STRATEGIC HIGH STREET LOCATION - LAND: Lot 48 (697m2) \$470,000 - LOT 49 (752m2) \$490,000 Total of 1450 sqm Vendor will consider all offers - Land development - Vacant Possession



## Contacts

**Pasquale Mastrangelo**  
pasquale@mastracorp.com.au

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# Fairfax Century 21 Mastracorp Commercial

**Fairfax Century 21 Mastracorp Commercial (TAPEROO)**  
51-61 Gedville Road, TAPEROO SA

## Property Area

Building Area :	-
Land Area :	5438 Square Metres
Hardstand :	-
Car :	-

## Tenancy Details

### Tenancy :

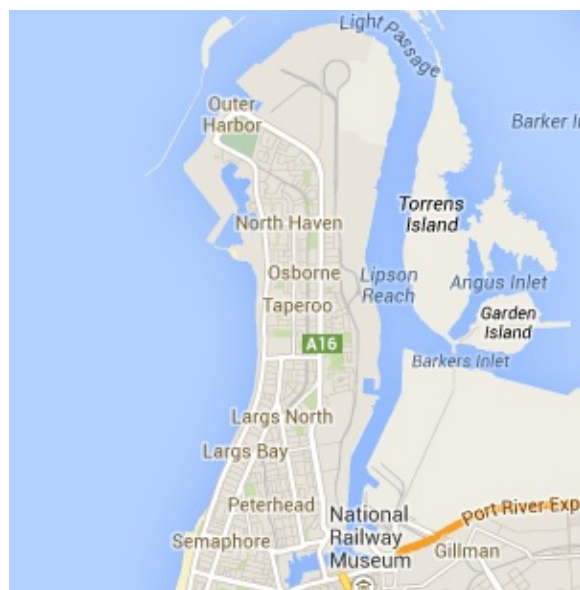
Office Showroom :	-
Mezzanine :	1789 Square Metres
Warehouse :	-
Other :	-
Total Floor Area :	1789 Square Metres

## Rentals Detail

Annual Rental :	-
Rate per sqm :	-
Lease Term :	-
Rent Review :	-
Outgoings :	Paid by Tenant
Currently Tenanted :	No
Zoning :	-

## Description & Comments :

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/meat 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 potential (stcc) - For full I.M an...



## Contacts

**Nicolas Mastrangelo**  
nick@mastracorp.com.au

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# Fairfax Century 21 Mastracorp Commercial

**Fairfax Century 21 Mastracorp Commercial (KURRALTA PARK)**  
131 Anzac Highway, KURRALTA PARK SA

## Property Area

Building Area :	-
Land Area :	1520 Square Metres
Hardstand :	-
Car :	6

## Tenancy Details

### Tenancy :

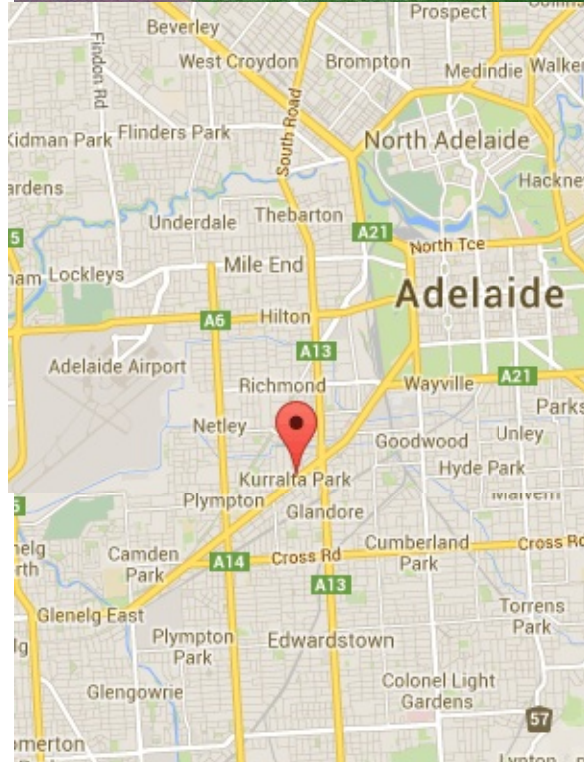
Office Showroom :	-
Mezzanine :	1520 Square Metres
Warehouse :	-
Other :	-
Total Floor Area :	1520 Square Metres

## Rentals Detail

Annual Rental :	-
Rate per sqm :	-
Lease Term :	-
Rent Review :	-
Outgoings :	Paid by Tenant
Currently Tenanted :	No
Zoning :	-

## Description & Comments :

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 )



## Contacts

**Pasquale Mastrangelo**

[pasquale@mastracorp.com.au](mailto:pasquale@mastracorp.com.au)

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# Fairfax Century 21 Mastracorp Commercial

Fairfax Century 21 Mastracorp Commercial (BEVERLEY)  
81 Ledger Road, BEVERLEY SA

## Property Area

Building Area :	-
Land Area :	907 Square Metres
Hardstand :	-
Car :	-

## Tenancy Details

### Tenancy :

Office Showroom :	-
Mezzanine :	375 Square Metres
Warehouse :	-
Other :	-
Total Floor Area :	375 Square Metres

## Rentals Detail

Annual Rental :	-
Rate per sqm :	-
Lease Term :	-
Rent Review :	-
Outgoings :	Paid by Tenant
Currently Tenanted :	No
Zoning :	-

## Description & Comments :

- 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



## Contacts

**Pasquale Mastrangelo**  
pasquale@mastracorp.com.au

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# Fairfax Century 21 Mastracorp Commercial

**Fairfax Century 21 Mastracorp Commercial (WELLAND)**  
u7-113 Welland, WELLAND SA

## Property Area

Building Area :	-
Land Area :	180 Square Metres
Hardstand :	-
Car :	-

## Tenancy Details

### Tenancy :

Office Showroom :	-
Mezzanine :	113 Square Metres
Warehouse :	-
Other :	-
Total Floor Area :	113 Square Metres

## Rentals Detail

Annual Rental :	-
Rate per sqm :	-
Lease Term :	-
Rent Review :	-
Outgoings :	Paid by Tenant
Currently Tenanted :	No
Zoning :	-

## Description & Comments :

Property Description Key Investment Highlights: 113 m2 Space -OFFICE/ WAREHOUSE/ WORKSHOP 81 m2 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



## Contacts

**Pasquale Mastrangelo**  
pasquale@mastracorp.com.au



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# Fairfax Century 21 Mastracorp Commercial

**Fairfax Century 21 Mastracorp Commercial (LONSDALE)**  
100 O'Sullivan Beach Road, LONSDALE SA

## Property Area

Building Area :	-
Land Area :	4131 Square Metres
Hardstand :	-
Car :	-

## Tenancy Details

### Tenancy :

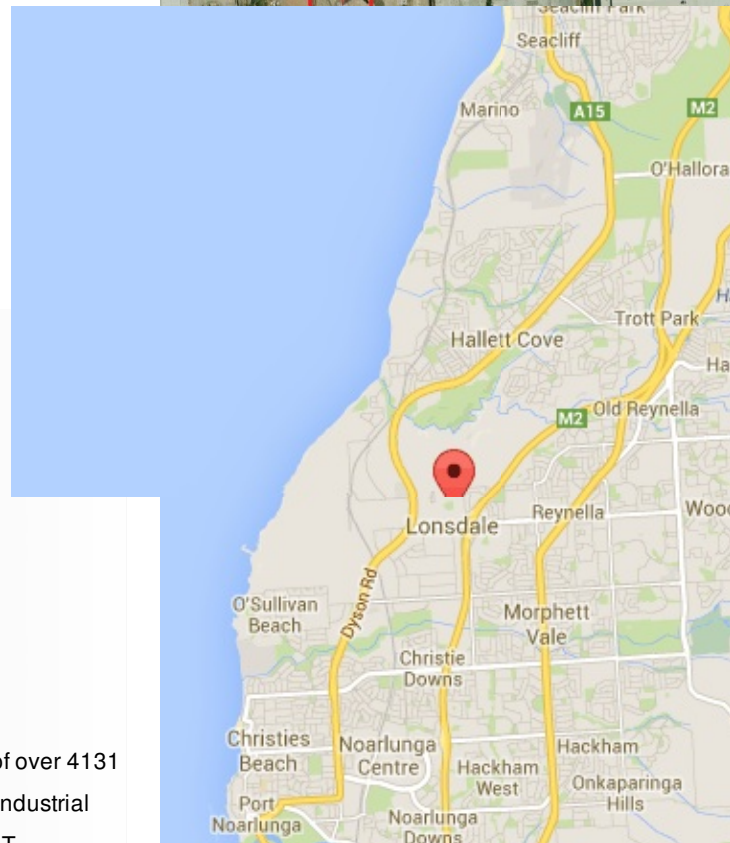
Office Showroom :	-
Mezzanine :	4131 Square Metres
Warehouse :	-
Other :	-
Total Floor Area :	4131 Square Metres

## Rentals Detail

Annual Rental :	-
Rate per sqm :	-
Lease Term :	-
Rent Review :	-
Outgoings :	Paid by Tenant
Currently Tenanted :	No
Zoning :	-

## Description & Comments :

Excellent vacant block in a industrial/commercial estate, with a rare offering of over 4131 sqm (approx.) of land with Exposure to O&S Sullivan Beach Road. Zoning: Industrial  
GST will be payable on the sale of the above land sale transaction. CONTACT PASQUALE MASTRANGELO TODAY!!



## Contacts

**Pasquale Mastrangelo**

pasquale@mastracorp.com.au

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# Fairfax Century 21 Mastracorp Commercial

**Fairfax Century 21 Mastracorp Commercial (ADELAIDE)**  
231-243 Waymouth Street, ADELAIDE SA

## Property Area

Building Area :	-
Land Area :	2646 Square Metres
Hardstand :	-
Car :	-

## Tenancy Details

### Tenancy :

Office Showroom :	-
Mezzanine :	-
Warehouse :	-
Other :	-
Total Floor Area :	-

## Rentals Detail

Annual Rental :	-
Rate per sqm :	-
Lease Term :	-
Rent Review :	-
Outgoings :	Paid by Tenant
Currently Tenanted :	No
Zoning :	-

## Description & Comments :

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



## Contacts

**Pasquale Mastrangelo**  
pasquale@mastracorp.com.au

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# Fairfax Century 21 Mastracorp Commercial

**Fairfax Century 21 Mastracorp Commercial (ADELAIDE)**  
184 HUTT STREET, ADELAIDE SA

## Property Area

Building Area :	-
Land Area :	185 Square Metres
Hardstand :	-
Car :	-

## Tenancy Details

### Tenancy :

Office Showroom :	-
Mezzanine :	339 Square Metres
Warehouse :	-
Other :	-
Total Floor Area :	339 Square Metres

## Rentals Detail

Annual Rental :	-
Rate per sqm :	-
Lease Term :	-
Rent Review :	-
Outgoings :	Paid by Tenant
Currently Tenanted :	No
Zoning :	-

## Description & Comments :

Century 21 Mastracorp & Commercial are pleased to offer for sale this prominent location investment opportunity. Features to mention include: Total Building Area of 339sqm\* distributed over two levels Ground Floor Tenant: Rimax Nominees Pty Ltd Use: Retail (Newsagency) Passing Rental: \$54,706 + Outgoings + GST Lease Term: 5 + 5 years (commenced 1/7/2011) Annual Review Method: C.P.I increases Renewal Method (option):Market Review First Floor Tenant: Grease & Oil Agencies Pty Ltd Use: Office Passing Rental: \$28,000 + Outgoings + GST Lease Term: 4+2+3+2 (commenced 1/1/2014) Annual Review Method: C.P.I increases Renewal Method (option):Market Review Total Rental Income: \$82,706 + Outgoings + GST Rear access via Corryton Street More information to come and included in this advertisement Inspection a Must! Call for more information CONTACT AGENTS NICOLAS MASTRANGELO - 0401790753 PASQUALE MASTRANGELO - 0409465863



## Contacts

**Pasquale Mastrangelo**  
pasquale@mastracorp.com.au

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# Fairfax Century 21 Mastracorp Commercial

**Fairfax Century 21 Mastracorp Commercial (RIDGEHAVEN)**  
11 Jennifer Avenue, RIDGEHAVEN SA

## Property Area

Building Area :	-
Land Area :	-
Hardstand :	-
Car :	-

## Tenancy Details

### Tenancy :

Office Showroom :	-
Mezzanine :	773 Square Metres
Warehouse :	-
Other :	-
Total Floor Area :	773 Square Metres

## Rentals Detail

Annual Rental :	-
Rate per sqm :	-
Lease Term :	-
Rent Review :	-
Outgoings :	Paid by Tenant
Currently Tenanted :	No
Zoning :	-

## Description & Comments :

• 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.)



## Contacts

**Pasquale Mastrangelo**  
pasquale@mastracorp.com.au

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