



Glenelg, 37 Moseley Street

Prime Beachside Commercial Opportunity - Metres From Jetty Road!

Auction Location: In-Room, Lakes Resort Hotel - 141 Brebner Dr, West Lakes

Find yourself in the vibrant beating heart of Glenelg with this gem. A prime, dual-purpose corner property offering 2 street frontages, a Torrens-titled lot of 724sqm (approx.) and a solid foundation that presents countless potential for a new investment, your next commercial venture or that dream beachside home.

Versatile and character-rich, this commercial property offers a creative and professional building with numerous workspaces of 8 rooms, six of which has its designated sink, a kitchen and meals area and two wash closets for added convenience. Ornate details adorn the ceilings and the entranceway plus a parking space for up to 4 vehicles await you.

This golden opportunity comes with the allure of Glenelg's cosmopolitan lifestyle and a



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Sale

Auction | Thu 14th Mar at 6:30pm In-Room (USP)

Building Area

266sqm

Contact

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prized position, putting you 200 metres away from Glenelg's sandy shores, a stone's throw from Glenelg Jetty and the retail precincts along Jetty Road and the conveniences in Moseley Square. This is the ideal location that promises foot traffic and exposure, ensuring your business a constant flow of potential customers.

The possibilities are truly endless.

Key Property Features:

- Torrens-titled corner block on 724m2 (approx.)
- Two street frontages
- Off-street parking for up to 4 vehicles
- Solid character building
- Multi-purpose layout for flexible business opportunities
- High ceilings
- 8 separate spacious workspaces / private offices
- Envidable location, a stone's throw from Jetty Road conveniences
- Flexible to convert to residential (S.T.C.C)

For more information, please contact Rosemary Auricchio on 0418 656 386 or Frank Azzollini on 0419 849 037.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All dimensions & land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

More About this Property

Property ID	4XK1FE8
Property Type	Offices
Building Area	266 m ²
Land Area	724 m ²

Rosemary Auricchio 0418 656 386

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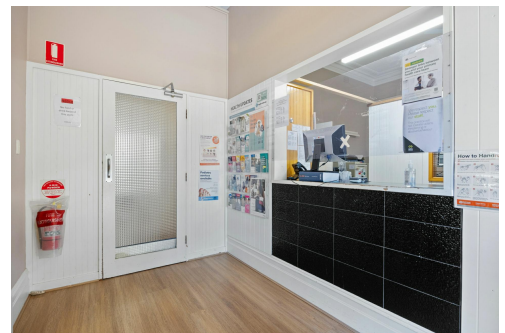
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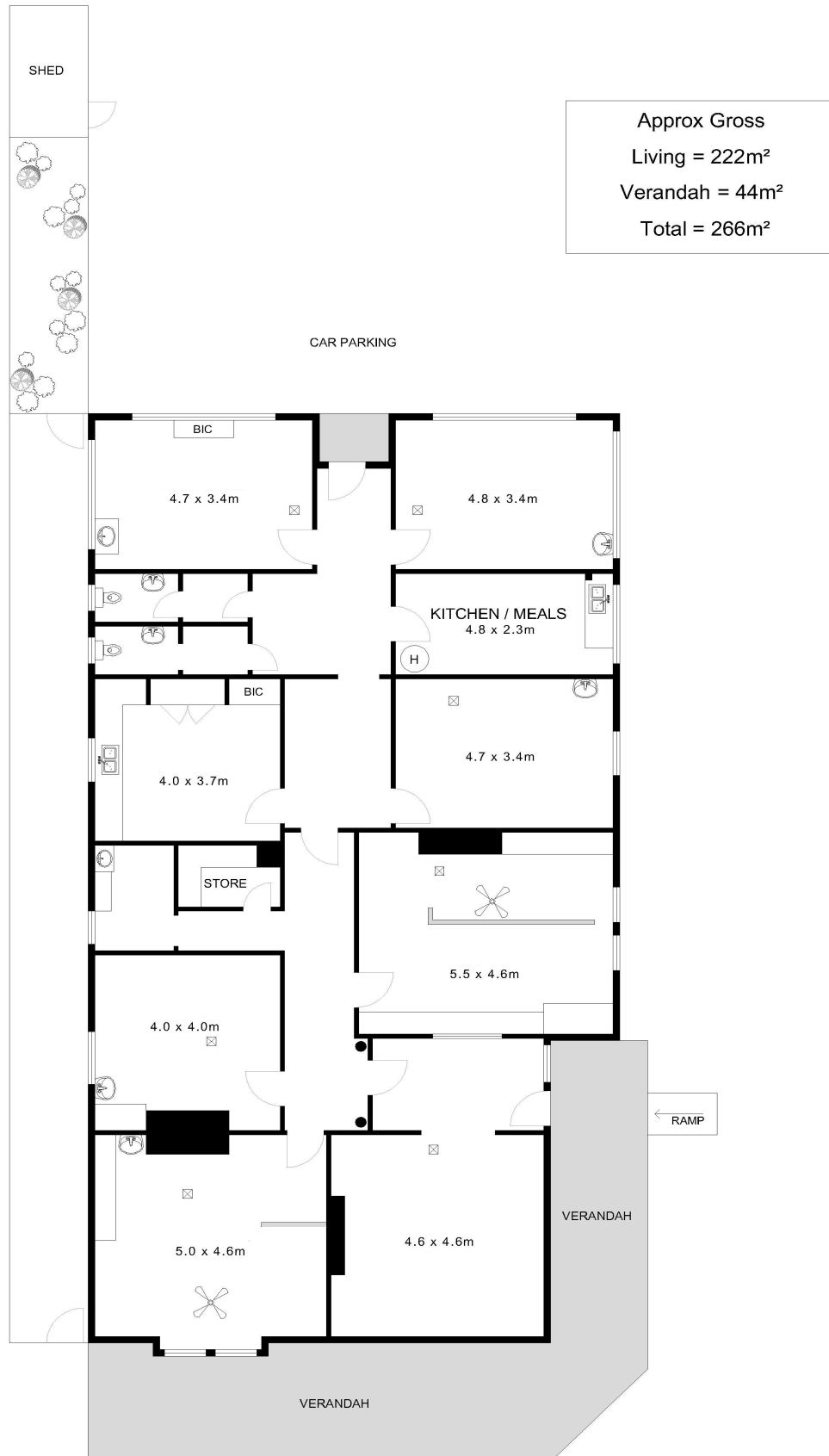
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For Illustrative purposes only. All measurements are approximate.

Andrew Waters Photography