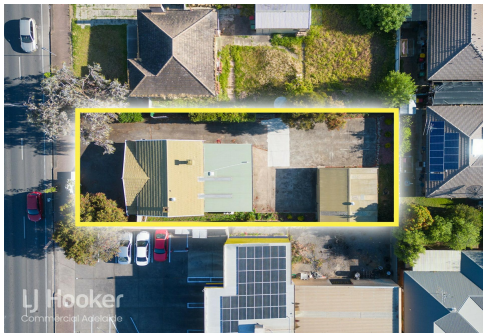


ADELAIDE CBD

SOLD



## South Plympton, 583 Marion Road

### Lucrative Marion Road Investment Opportunity

A prime investment site along Marion Road considered a lucrative acquisition for any investor.

#### Key Selling Points:

- 710 m2 Land Area \*
- 192 m2 Build Area \*
- 16.5 m Frontage along Marion Road \*
- Zoned: Employment
- Council: City of Marion
- Ample On-Site Parking at the rear
- Potential for improvements
- Expansive signage and site branding opportunity
- Surrounded by commercial and residential property

**For Sale**  
Contact Agent

**Building Area**  
192sqm

**Contact**  
**Fendi Klementou**  
0426 258 030  
fendi.klementou@ljhcommercialadelaide.com.au

**Mario Bonomi**  
0412 080 993  
mario.bonomi@ljhcommercialadelaide.com.au

 **Lj Hooker Commercial**

**Adelaide**  
**(08) 8232 8844**

**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.



\* Approximate

For further information please contact Fendi Klementou on 0426 258 030 or Mario Bonomi on 0412 080 993.

\*\* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 231 015.

## More About this Property

<b>Property ID</b>	866H94
<b>Property Type</b>	Offices
<b>Building Area</b>	192 m <sup>2</sup>
<b>Land Area</b>	710 m <sup>2</sup>

### Fendi Klementou 0426 258 030

Sales & Leasing - Commercial | [fendi.klementou@ljhcommercialadelaide.com.au](mailto:fendi.klementou@ljhcommercialadelaide.com.au)

### Mario Bonomi 0412 080 993

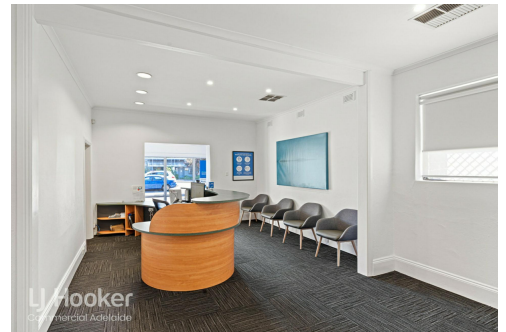
Principal | [mario.bonomi@ljhcommercialadelaide.com.au](mailto:mario.bonomi@ljhcommercialadelaide.com.au)

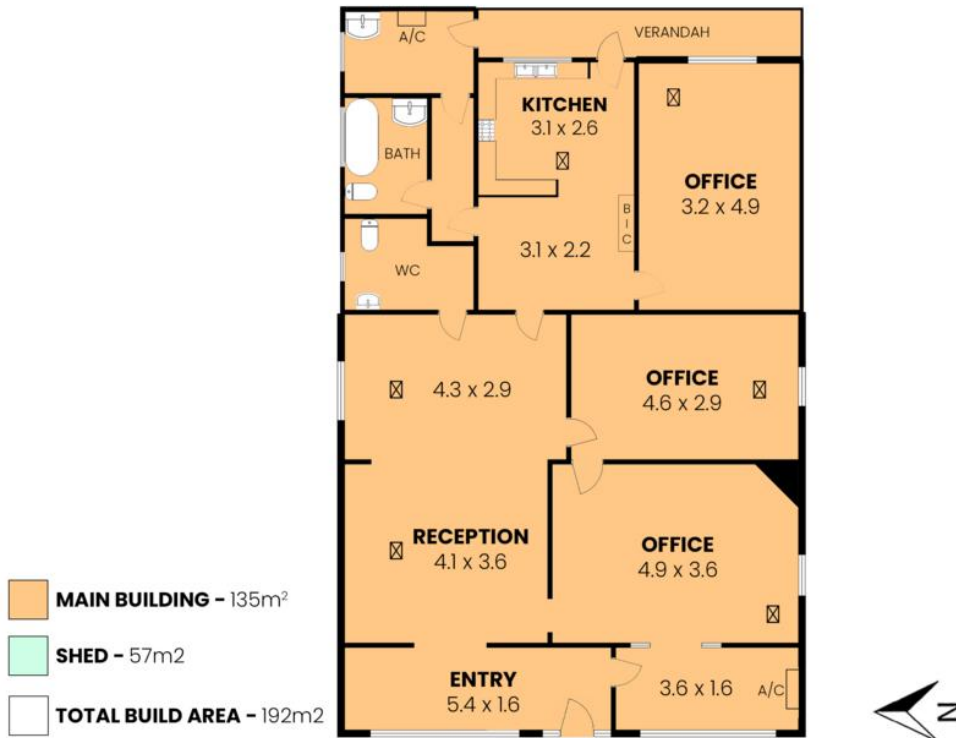
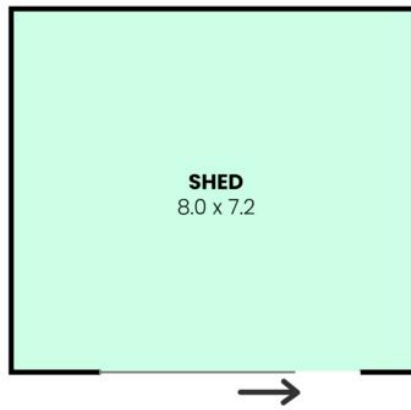
### Adelaide (08) 8232 8844

2a Portrush Road, PAYNEHAM SA 5070

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**LJ Hooker**  
Commercial Adelaide

**583 Marion Road, South Plympton SA 5038**

**Disclaimer:** The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.