



PLEASE CONTACT COLIN MARTIN 0412 822 166  
TO ARRANGE A VIEWING!  
THANK YOU




**NOW IS THE TIME!**

CONTACT COLIN MARTIN 0412 822 166 / 08 8361 7111  
1/56 Cornhill Street, North Adelaide SA 5006 REA252881




### 1/56 West Avenue Edinburgh SA

**\*\* Rental purchase opportunity available \*\***

Workshop 220 sqm (approx)

5 car spaces

STOP paying rent and use your Super

Move your business to this fantastic workshop location

Modern spacious and professional office

Reception area, kitchen, bathroom and shower facilities

Large mezzanine floor space

Clean as a whistle - Neat as a pin!

**FLOOR PLAN MEASUREMENTS**

- Height of the workshop is 5.5m at the apex
- Height of the roller door is 4.5m
- Office is approx 20m<sup>2</sup>
- Mezzanine is approx 20m<sup>2</sup> (i.e. the total m<sup>2</sup> being 220)

Move in and make money!!

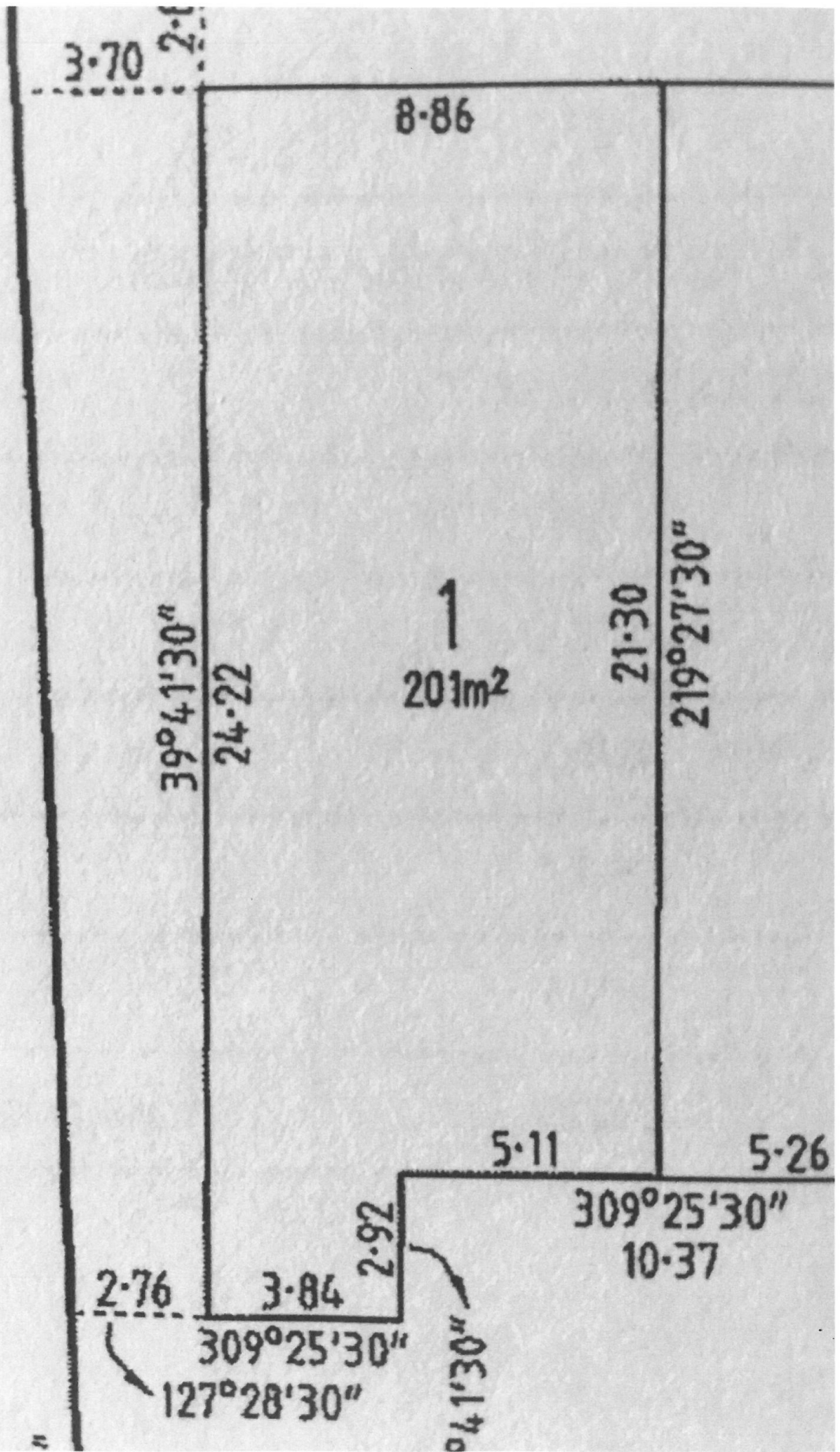
**Building Size** : 220 sqm

**Land Size** : 500 sqm

**View** : <https://www.martinrealestate.com.au/sale/sa/north-north-east-suburbs/edinburgh/commercial/industrial/5634558>



**Colin Martin**  
08 8361 7111



3.70

2.1

8.86

39°41'30"

24.22

1

201m<sup>2</sup>

21.30

219°27'30"

5.11

5.26

2.76

3.84

2.92

309°25'30"

10.37

309°25'30"

127°28'30"

4.130"