



### 186-190 Port Road Hindmarsh SA

A strategic land acquisition ..this is rare and the opportunity to secure 3 properties in one purchase is near impossible.

Offering 2 titles but 3 distinct properties ...one currently occupied by Charlie West snack bar, well known to Hindmarsh area on Port Road and backing onto Government offices with a return of \$65,000 a year plus outgoings; Lease term of 2+3+5+5+5

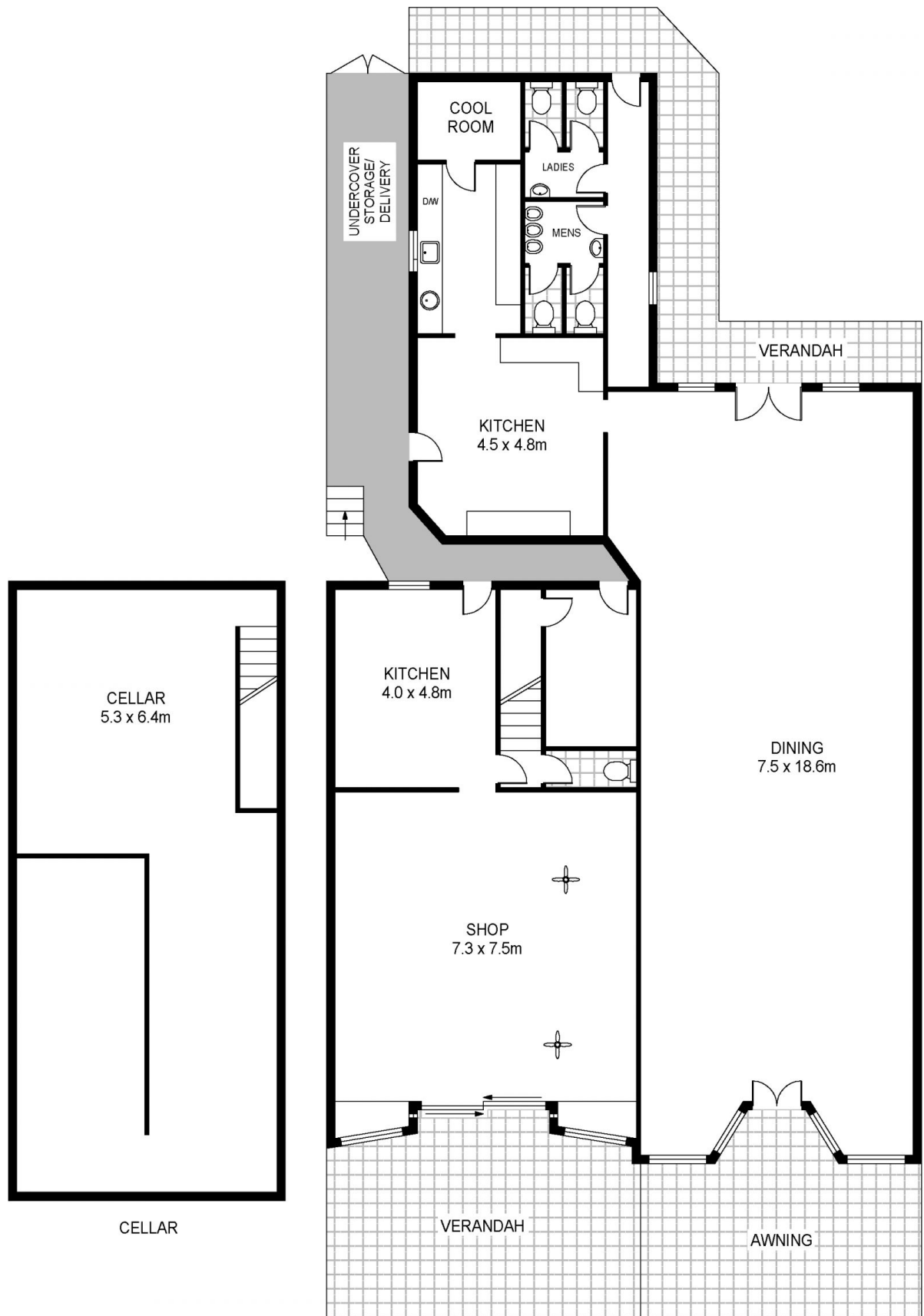
186B Port Rd, Hindmarsh the adjoining property offers a shop with an Asian restaurant with a new lease term of 2+3+5+5+5; Rent is 30k plus GST plus outgoings; Rent increase at 4% per annum flat rate

Upstairs is a beautiful terrace home on the second level with 3 bedrooms, large living area and balcony front and rear in perfect condition makes this property a great

**Building Size** : 274 sqm  
**View** : <https://www.martinrealestate.com.au/sale/sa/western-beachside-suburbs/hindmarsh/commercial/retail/7079090>



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 274m<sup>2</sup>  
CELLAR : 92m<sup>2</sup>

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