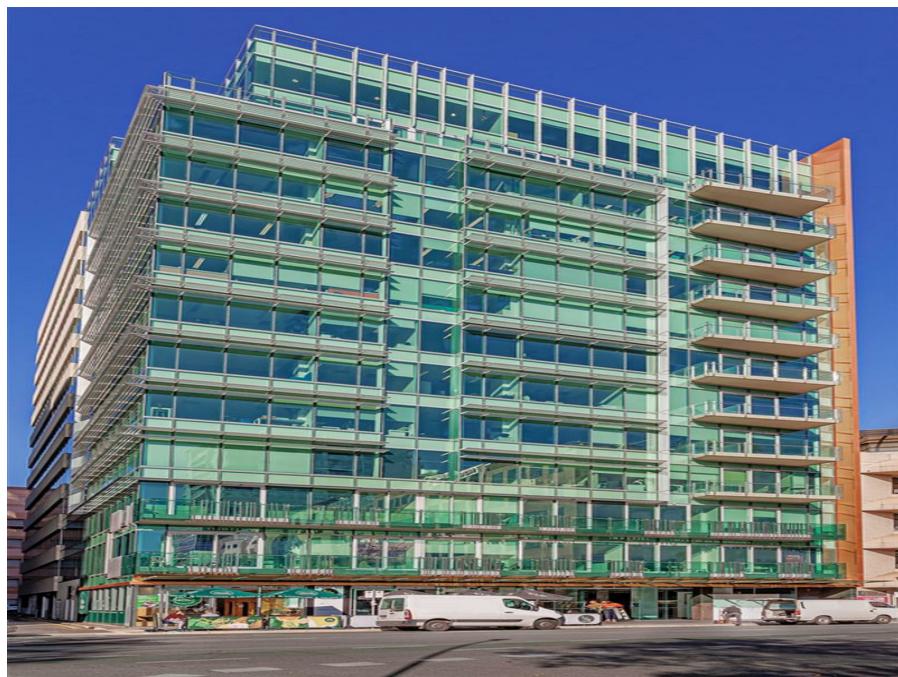


Suite 410 /147 Pirie St, Adelaide, SA 5000**Sold - 8/09/2022**

Office Suite

**A Tenanted Investment Awaits with a 6% Return p/a***

Secure yourself a prime asset in this key location of Pirie Street, a rarely sighted office space already tenanted providing an easy set-and-go investment.

With a yearly rental return of \$16,200*, offering a 6% rental yield (approx.), this is an incredible investment opportunity you won't want to miss.

With 4 private offices, an open hub layout in the centre and built-in cabinetry, an attractive sight for prospective tenants for years to come.

Key Attributes:

? \$16,200p/a*

? Tenants pay all outgoings for the properties*

? Tenanted until October of 2023*

With local convenience at your fingertips such as public transport links, cafés, restaurants. There are also loads of entertainment and nightlife available such as Rundle Mall shopping, Adelaide Botanic Garden, Adelaide Oval, Adelaide Central Market, the Art Gallery of South Australia.

For more information, please contact John Eglezos on 0413 263 428 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

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