

65 Semaphore Rd, Semaphore, SA 5019**Contact Agent**

Retail Shop

**Offers Welcome | Be Part of Historic Semaphore**

A rare and exciting opportunity to purchase your own freestanding mixed use investment in the Policy Area 32 zone, situated within the tightly held and increasingly popular cosmopolitan Semaphore Road Precinct.

Housed in a fabulously presented Art Deco combined with retro New York styling, and set on 975m2 (approx.) of absolute prime land, the life story of this cinema is colourful.

Originally the cinema opened as the Wondergraph Picture Palace in 1920; at the cost of three pence a show, in 1952, it became the Odeon Star that we know and love today.

In addition to the cinema, an established barber shop makes up part of the complex with a lease in place until 2025.

What we love:

- Versatile floor plan design; utilise as one, or be ahead of the curve and use for multiple space/office options (S.T.C.C)
- Historic location and known piece of Semaphore
- Huge potential of over 1,000m2 across two levels
- Valuable two street frontages
- Warehouse style void to the rear of the complex with roller door entry from Nelson Street

Keep the history alive with yesteryear, or bring this stunning building into modern times and utilise the floor space as multiple office/dwelling opportunities (S.T.C.C.). Be ahead if the curve and cement your place in history with this fantastic opportunity.

In the heart of our north-western seaside suburb with its new found sense of style, the location of this historic building simply cannot be beat, relish in this thriving location and be a part of the history of Semaphore Road, one of Adelaide's widest boulevards.

For further information please contact Frank Azzollini on 0419 849 037.

RLA: 175322

Listed By

Frank Azzollini

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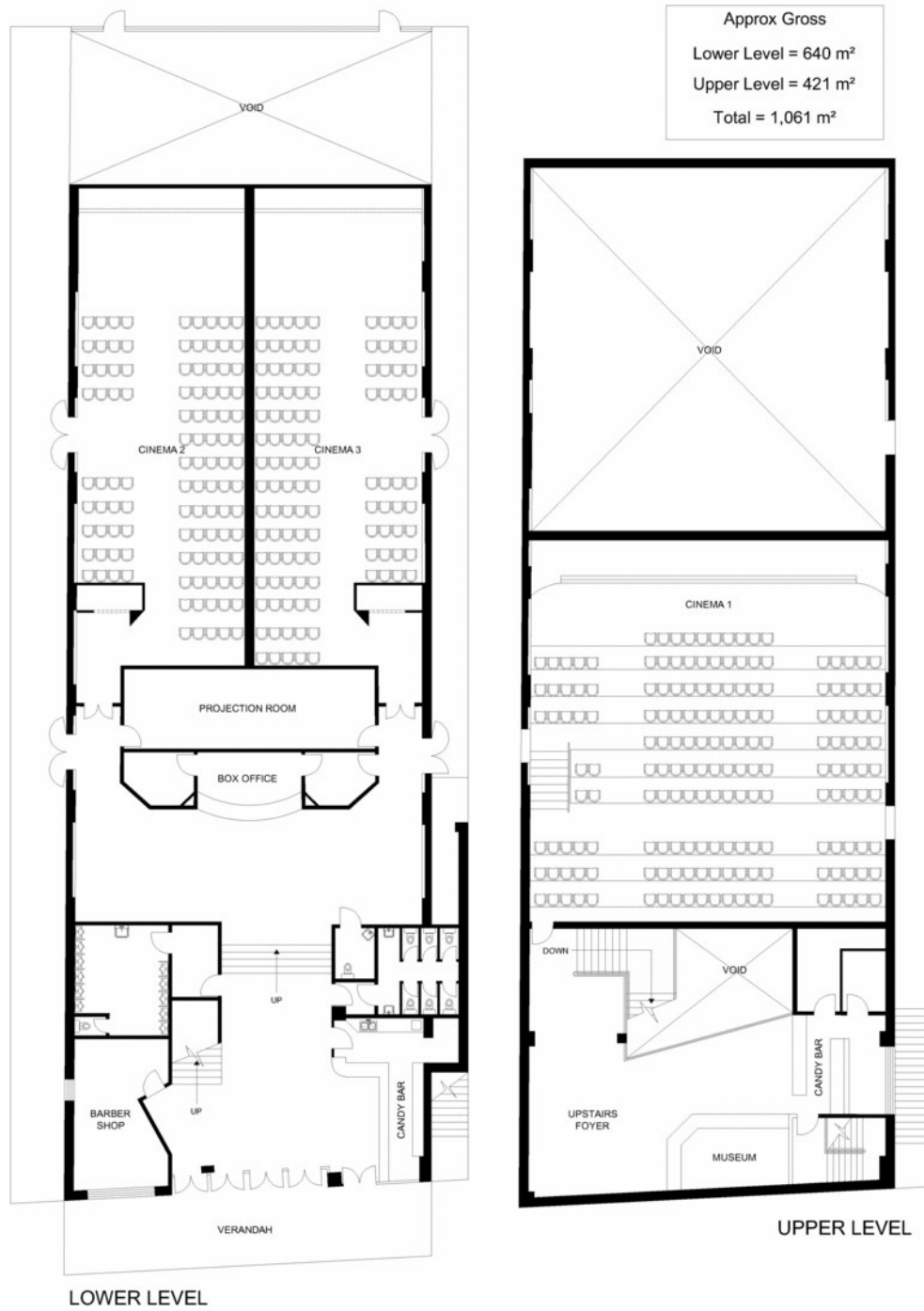
Mobile: 0419 849 037

Open for Inspection

By Appointment.



Floorplan



65 Semaphore Road Semaphore

All measurements approximate and may differ from final construction
Andrew Waters Photography