



### 324 Port Road Hindmarsh SA

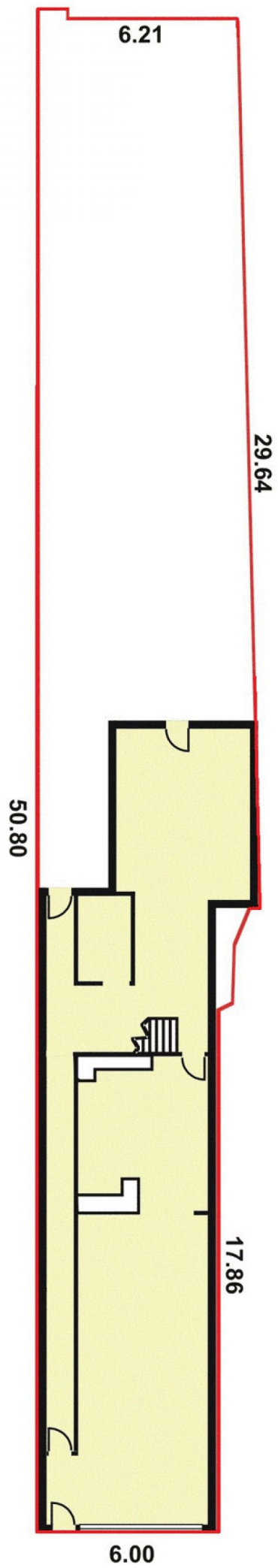
The location can only be described as absolutely premium, being located in a sought after inner metropolitan location which has undergone significant gentrification over recent years on Port Road/ South Road upgrade (i.e. The Torrens Road to River Torrens Project, DPTI) including free-flowing road traffic, middle lane car parking and an increase in pedestrian traffic.

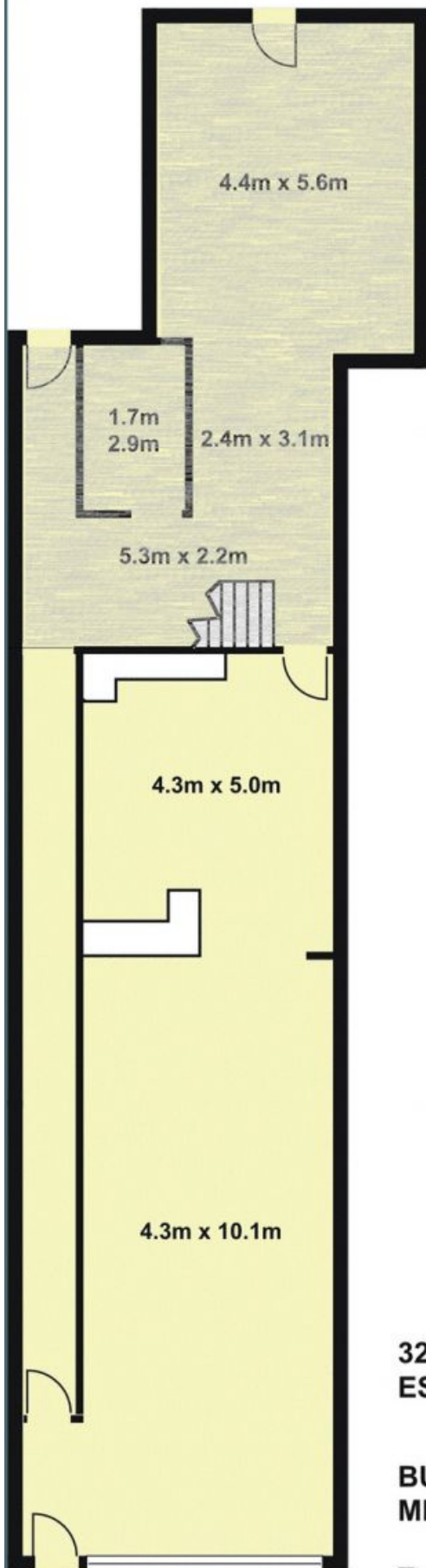
Zoned within a flexible Suburban Activity Centre (Z5705) that encourages an impressive, active and attractive frontage to Port Road and the maximisation of pedestrian access and amenity, its immediate surroundings are retail shops, cafés, restaurants, take-away shops, offices, pubs and medical centres as well as Adelaide's iconic Entertainment Centre and City Tram Line just 2 minutes' walk.

<b>Price</b>	: \$600,000
<b>Building Size</b>	: 165.9 sqm
<b>Land Size</b>	: 325 sqm
<b>View</b>	: <a href="https://www.sinova.com.au/sale/sa/western-beachside-suburbs/hindmarsh/commercial/retail/7085821">https://www.sinova.com.au/sale/sa/western-beachside-suburbs/hindmarsh/commercial/retail/7085821</a>

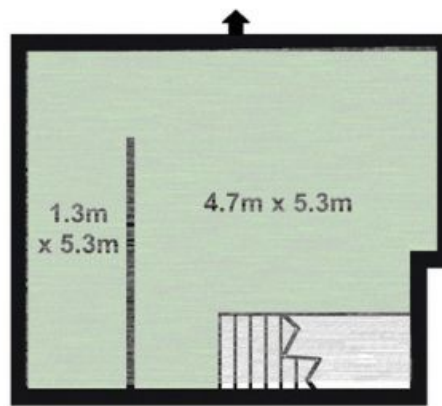


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Note, Grey shaded areas considered unrepairable.



MEZZANINE

**324 PORT ROAD, HINDMARSH  
ESTIMATED GROSS LETTABLE AREA**

<b>BUILDING</b>	<b>135.1 sq. metres</b>
<b>MEZZANINE</b>	<b>30.8 sq. metres</b>
<b>Total Improvements</b>	<b>165.9 sq. metres</b>