



### 13-15 Melbourne Street North Adelaide SA

Leased till Jan 2023 @ \$45,000 pa approx + outgoings + GST and equivalent of 6 main rooms including boardroom, 7 high quality workstations and other corporate office furniture and modern fit out, fully equipped gourmet kitchen, male and female bathroom facilities, huge storage, lunchroom and secure 4 car garaging.

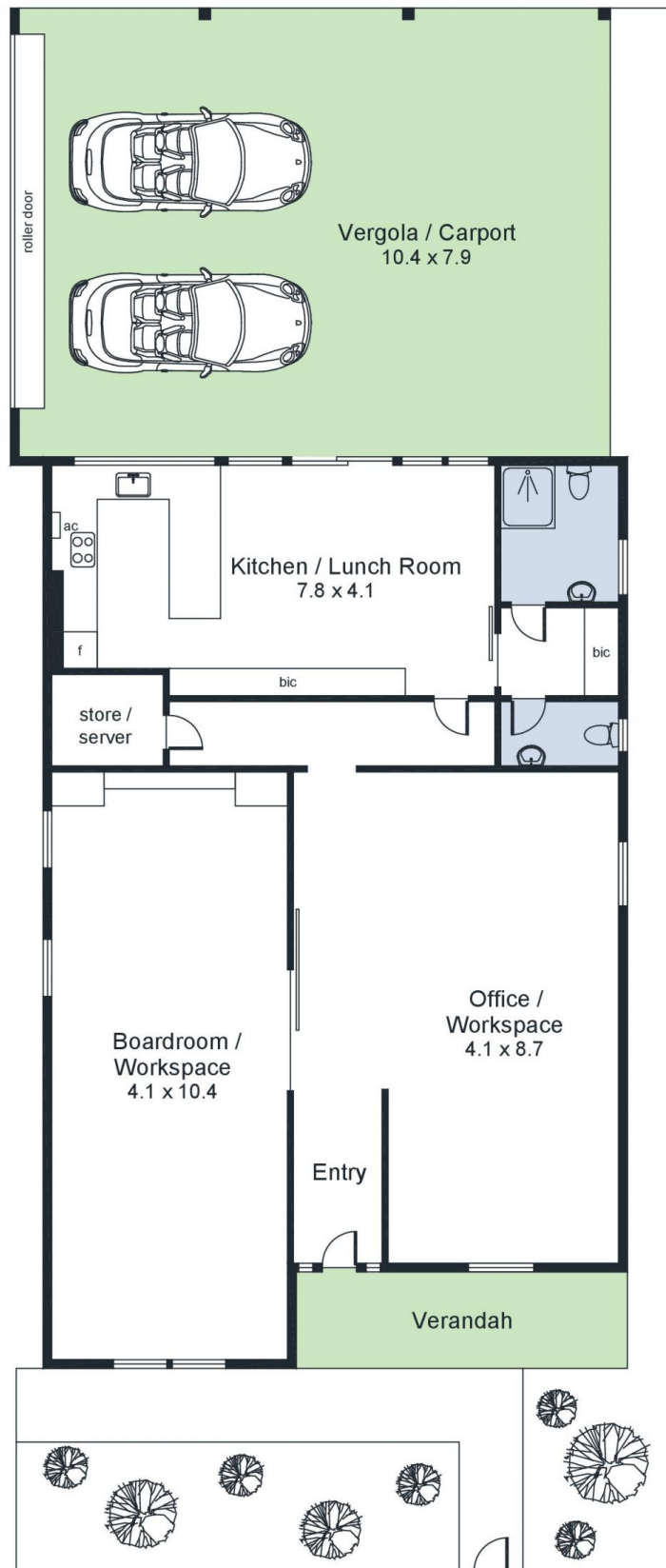
A high quality and eye catching office or potential redevelopment site or reinstate back to residential subject to consents. City Main Street Zone.

All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for

**Building Size** : 164 sqm  
**Land Size** : 339 sqm  
**View** : <https://www.foxrealestate.com.au/property/1315-melbourne-street-north-adelaide-sa/6700063>



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Area (Estimate only)	
Living	147.2 m <sub>2</sub>
Vergola / Carport	82.2 m <sub>2</sub>
Verandah	9.9 m <sub>2</sub>
<b>Total</b>	<b>239.3 m<sub>2</sub></b>



For illustrative purposes only.  
All measurements are approximate