



546 Marion Road Plympton Park

For Sale by Public Auction



Substantial holding within one of Adelaide's tightly held inner-south precincts.

Positioned along the high-traffic Marion Road corridor in the heart of Plympton Park, this prominent commercial property presents a rare opportunity to secure a substantial holding within one of Adelaide's tightly held inner-south precincts.

The established building, constructed circa 1977, comprises a versatile multi-level commercial facility totalling approximately 1,762 m² across two levels, with the added benefit of basement parking. Enjoying exceptional exposure to constant passing traffic, the property is surrounded by a thriving mix of retail, hospitality, medical and service-based businesses, reinforcing its strong commercial fundamentals.

Historically accommodating a diverse range of uses including offices, retail spaces, consulting rooms and a well-known event and function centre, the property offers genuine mixed-use flexibility. This high-profile asset represents an outstanding opportunity for investors and owner-occupiers seeking scale, and presence within a proven growth corridor.



Executive summary.

Address:	546 Marion Road, Plympton Park SA 5038
Overview:	Large commercial asset holding along busy commercial stretch of Marion Road in Plympton Park
Lot & RP:	CT 5785/155 Pieces 8 & 9 in Community Plan 20522
Council:	City of Marion
Gross Lettable Area:	1,762 sqm*
Frontage:	36 metres*
Zoning:	Zoning is E – Employment.
Land Use Code:	5730 - Social/Entertainment Club
Method of Sale:	For Sale via Public Auction Wednesday 29th April 2026 at 11.00am (USP)
Gross Rental Income:	\$232,830.75
Inspections:	Via appointment

*Disclaimer: All information is approximate.

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BUSINESS
SHOPS**



Key features.



- Prime commercial positioned property on the high-traffic Marion Road corridor in the heart of Plympton Park
- Established building constructed circa 1977, previously utilised as a multi-level commercial premises with a total floor area of 1,762 m² across two levels (with access to basement parking)
- High-exposure location on a busy main arterial road, surrounded by thriving retail, hospitality, medical, and service businesses
- Current/former mixed-use appeal — previously accommodated offices, retail spaces, consulting rooms, event/function centre (e.g., Everest Restaurant & Event Centre), and associated tenancies.
- Versatile opportunity ideal for investors and owner-occupiers seeking a high-profile site with existing improvements in a growth corridor

Adelaide CBD
(7.7km approx)



Marion Road

Marion Road

Aldridge Avenue



Location.

Plympton Park | Marion Road Corridor

546 Marion Road is strategically positioned within one of Adelaide's established inner-south commercial corridors, approximately 6 kilometres south-west of the CBD. Marion Road is a major north-south arterial linking the city to the western beachside suburbs and Marion Regional Centre, providing strong exposure, high traffic volumes and excellent accessibility.

Plympton Park sits within a tightly held precinct surrounded by Plympton, South Plympton, Ascot Park, Camden Park and Glenelg East, supported by a strong residential catchment, diverse employment hubs and ongoing urban renewal. The area continues to attract professionals, families and downsizers, driving consistent demand for retail and commercial tenancies.

The location benefits from close access to key infrastructure including Anzac Highway, South Road (North-South Corridor), Marion Shopping Centre, Flinders University and Medical Precinct, Adelaide Airport and Glenelg's coastal tourism economy.

With its high exposure position and proximity to major lifestyle and employment hubs, Plympton Park remains a resilient commercial market underpinned by population growth, infrastructure investment and sustained leasing demand.





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POWER
FIT

Domino's

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Tenant Profile.

Lessee Everest Group SA Pty Ltd

Lease commencement 01/06/2022

Lease expiry 31/05/2027

Option 2*5 years

Tenancy Area 1,762 sqm approx.

Gross rent per annum: \$232,830.75

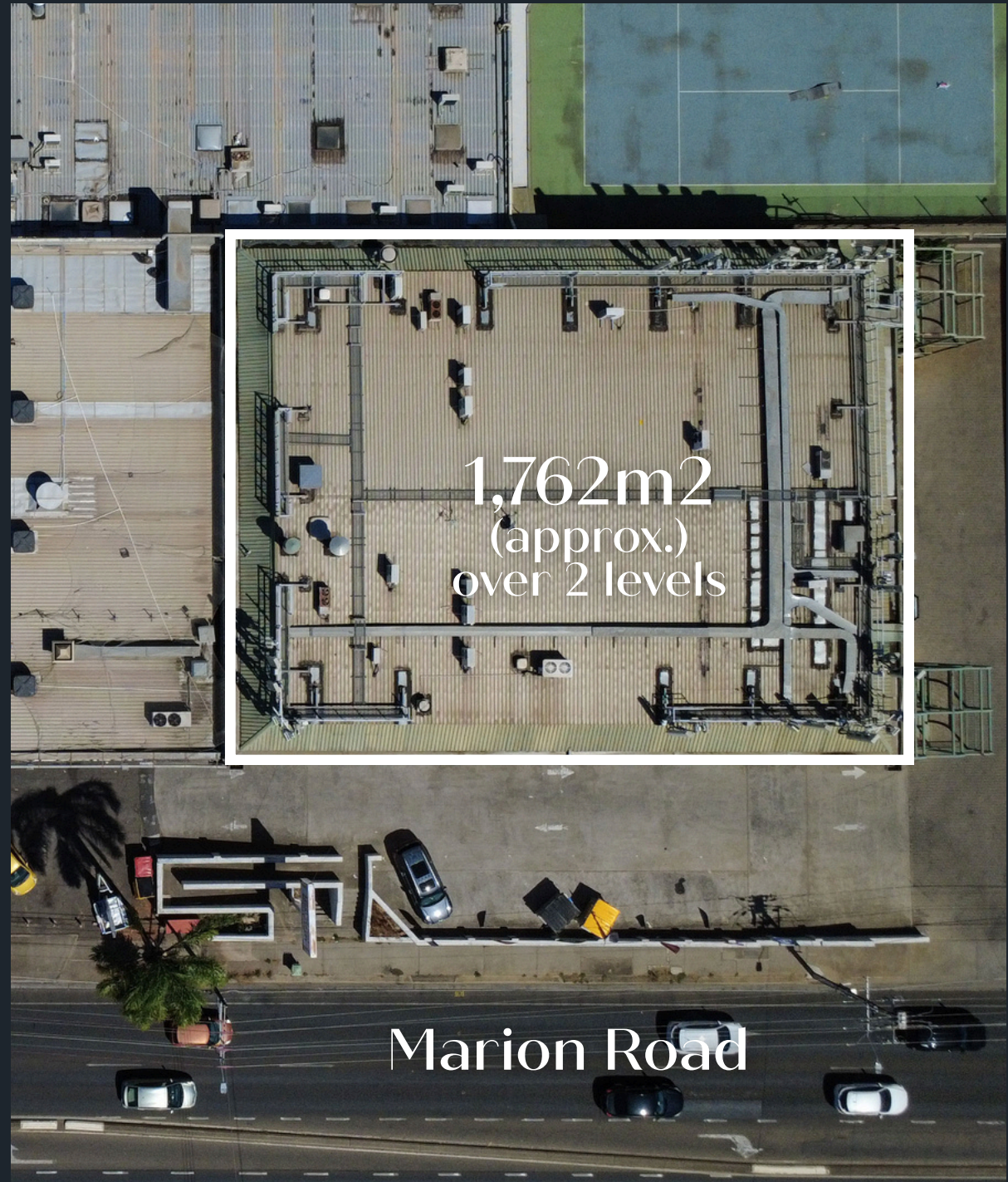
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Outgoings.

FY 2025/2026

Council Rates	\$8,296.00
SA Water	\$2,041.00
Emergency Services Levy	\$780.00
Land Tax	\$3,645.00
Insurance	\$19,110.00
Insurance Stamp Duty	\$2,288.00
Lift & Escalator General	\$8,240.00
R&M - Fire Protection	\$2,590.00
Water Consumption	\$5,175.00
Strata Levy	\$4,444.00
Total Outgoings Per Annum	\$56,609.00



1,762m²
(approx.)
over 2 levels

Marion Road

Auction process.

546 Marion Road, Plympton Park is offered For Sale via On Site Public Auction on Wednesday 29th of April at 11am (Unless Sold Prior).

Our instructors reserve the right to change the structure and timing of the sale process at its absolute discretion at any stage. This includes dealing with a prospective purchaser on an exclusive basis at any time.

Terms

- Deposit - 10% of the Purchase Price payable at the fall of the hammer
- Settlement Date - Friday 29th of May 2026

Inspections

All inspections by potential purchasers or their consultants are to be arranged by prior appointment with the selling agents listed below:



Alan Lim
Associate Director - Asian Markets
0404 923 695
Alan.Lim@belleproperty.com



Lyndon Cocks
Director - Investment Sales & leasing
0438 849 650
Lyndon.Cocks@belleproperty.com



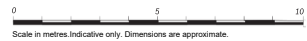
Davian Lew
Sales Associate
0403 443 046
Davian.Lew@belleproperty.com



Floorplan. Level 1



LEVEL 1

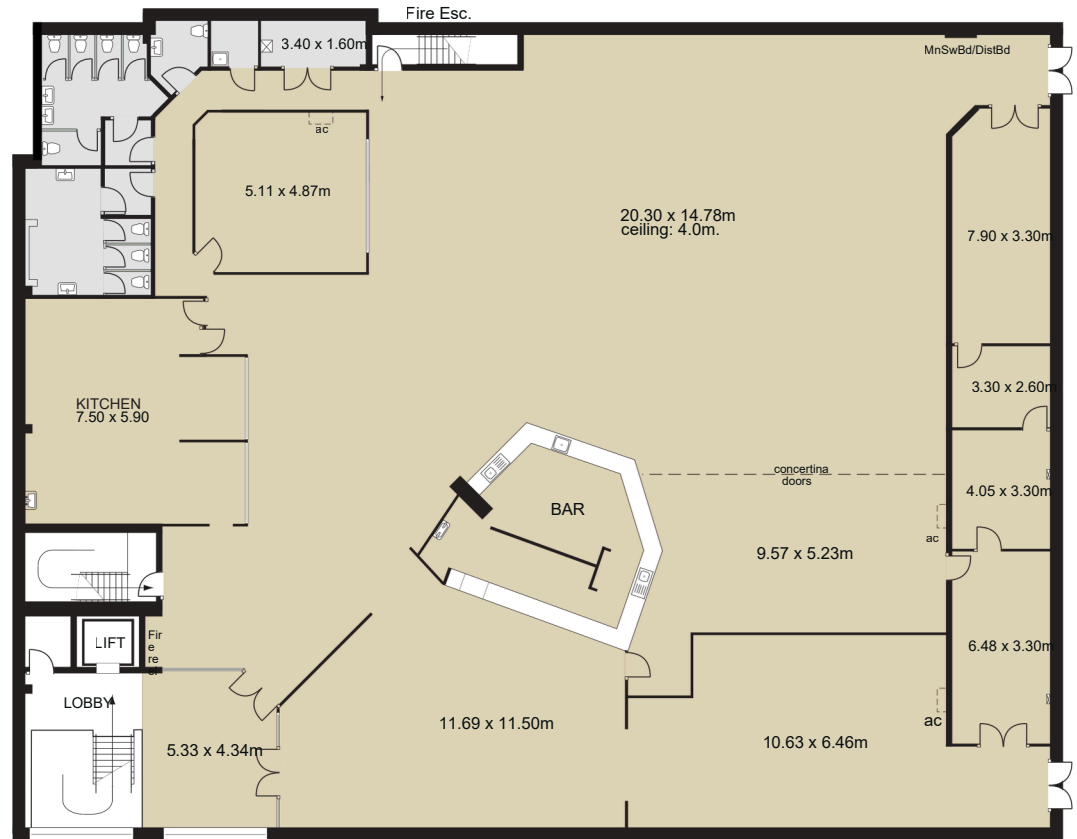


546 Marion Road, Plympton Park

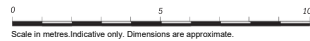
Level 1: 865m²
Level 2: 872m²
Lobbies: 25m²
Total Nett L. A.: 1,737m²



Floorplan. Level 2



LEVEL 2



Level 1: 865m²
 Level 2: 872m²
 Lobbies: 25m²
 Total Nett L. A.: 1,737m²



546 Marion Road, Plympton Park



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