



Angle Vale, 30 Bain Road

5 ACRE DEVELOPMENT OPPORTUNITY IN ANGLE VALE

- *1 Title, 5 Acres.
- *Land holding of 20,267 m²*
- *Zoned: Employment - E
- *Exciting development potential (STC)
- *Frontage of approx. 188 m to Bain Road
- *Frontage of approx. 156 m to Angle Vale Road
- *Passing net rental of \$33,800 pa* (Periodic Lease)

LJ Hooker Commercial Adelaide are proud to be appointed as the sole agents for the sale of 30 Bain Road, Angle Vale, being offered by way of Expressions of Interest.

Located just off the Northern Expressway and near Andrews Road along with significant exposure to both Bain Road and Angle Vale Road (Ramp from Adelaide), The 20,267m²,

 **LJ Hooker Commercial**

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Sale
Contact Agent

Contact
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5 Acre* site offers itself to a wide variety of development opportunities (STC).

The improved site is currently occupied with a passing net rental of \$33,800 per annum. Tenant lease is currently periodic, presenting a unique opportunity for either an investor, developer or owner occupier or even a mixed variety (STC).

Zoned Employment, developments deemed to satisfy include the following but are not limited to: Advertisement, Consulting room, Indoor recreation, Light Industry, Motor Repair Station, Office, Place of Worship, Research facility, Retail fuel outlet, Service trade premises, Shop(s), Store, Telecommunications facility, Training facility, Warehouse (STC).

For more information on 30 Bain Road, Angle Vale please contact Sole Agents, Mario Bonomi on 0412 080 993 and Fendi Klementou on 0426 258 030 of LJ Hooker Commercial Adelaide.

"Artist impression for illustration purposes only".

*Approximately

STC: Subject to Consents

RLA 231015

More About this Property

Property ID	81HH94
Property Type	Land/Development
Land Area	20267 m ²

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