

Elizabeth Vale, 34-36 Oldham Road

Versatile Medical Facility with Repositioning Potential

LJ Hooker Commercial Adelaide is proud to present 34-36 Oldham Road, Elizabeth Vale to the market for Sale.

The property offers a rare opportunity to acquire a versatile property ideally suited for medical or alternate commercial applications. Known as Intex House, this purpose-built medical centre is strategically located within the Strategic Innovation Zoning and Activity Node Zoning under the City of Playford, ensuring a broad range of future development and operational possibilities.

The property's strategic location offers exceptional exposure and accessibility, benefiting from its proximity to Lyell McEwin Hospital, nearby retail amenities, and public transport options. The zoning framework further enhances its potential, allowing for innovative and adaptive uses in a rapidly growing medical precinct.

For Sale
Please Call

Building Area
645sqm

Contact
Mark Tettis
0433 139 892
mark.tettis@ljhcommercialadelaide.com.au



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.

Adelaide
(08) 8232 8844

With its existing infrastructure, including consulting rooms, reception areas, and ample on-site parking, the facility is ready for immediate occupation, eliminating the delays and expenses of design, approvals, and construction.

Key Features:

- *Substantial 2,024 sqm* corner allotment with dual street frontage
- *Generous Gross Lettable Area (GLA) of 645 sqm*
- *Gross Building Area of 750 sqm*
- *30 on-site car parks, catering to staff, clients, or patients
- *Positioned directly opposite Lyell McEwin Hospital, a leading healthcare hub in northern Adelaide
- *Close proximity Playford Health Hub, Calvary Central Districts Hospital, Parabanks and Salisbury Shopping Centres, Elizabeth Vale Primary School, Goodstart Early Learning and Lionsgate Business Park.
- *Flexible layout, ideal for continued medical use or repurposing for other commercial applications
- * Zoned Strategic Innovation with Activity Node Sub-Zone - City of Playford
- * Offered with Vacant Possession
- * Zero Stamp Duty on commercial properties within South Australia

For further information or to arrange and inspection please contact Mark Tettis 0433 139 892

RLA 231015

*Approximate

** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

More About this Property

Property ID	8BSH94
Property Type	Medical/Consulting
Building Area	645 m ²
Land Area	2024 m ²

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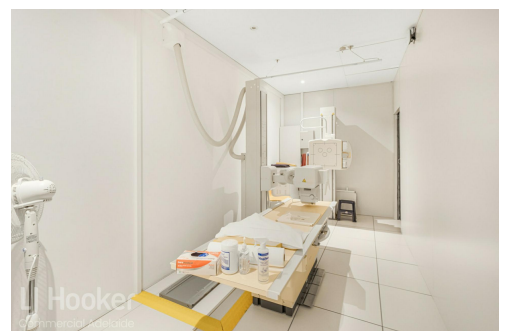
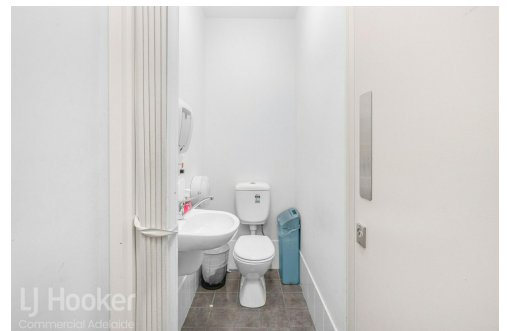
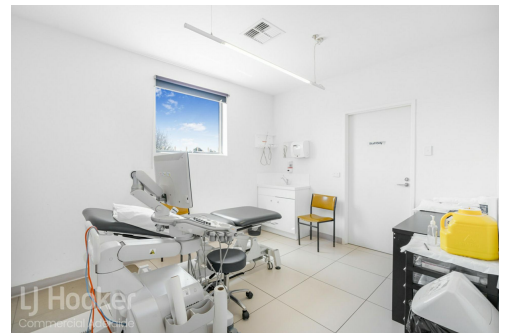
Sales & Leasing - Commercial | mark.tettis@ljhcommercialadelaide.com.au

Adelaide (08) 8232 8844

81 Flinders Street, ADELAIDE SA 5000

adelaide.ljhcommercial.com.au |

commercialadelaide@ljhcommercialadelaide.com.au





This drawing is for illustration purposes only.
All measurements are informal and
approximate. Details intended to be relied upon
should be independently verified.