



205 Glen Osmond Road, Frewville

Prime Investment Opportunity in Frewville

LJ Hooker Commercial Adelaide are pleased to present 205 Glen Osmond Road, Frewville to the market for sale via Private Treaty.

Well positioned in Adelaide's inner east, the property offers an exceptional opportunity for investors featuring a strong holding income from a longstanding tenant and exceptional exposure to 28,400* cars daily along one of the city's main arterial roads.

Key investment highlights include:

- High exposure allotment with 25m* frontage to Glen Osmond Road
- Build Area: 412 sqm*
- Zoned: BN - Business Neighbourhood
- Fully leased investment with strong holding net income of \$135,200 p.a.*
- Ample on-site shared parking
- 4.5km* (10 mins) from the Adelaide CBD
- Solar Paneling

For further information please do not hesitate to contact Mario Bonomi 0412 080 993.

FOR SALE
Contact Agent

BUILDING AREA
412sqm

AGENTS

Mario Bonomi
0412 080 993
mario.bonomi@ljhcommercialadelaide.com.au

AGENCY
Adelaide
(08) 8232 8844

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.

- 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.

RLA 231 015

MORE DETAILS

Property ID	7SEH94
Property Type	Retail
Building Area	412 m2

Mario Bonomi 0412 080 993

Principal | mario.bonomi@ljhcommercialadelaide.com.au

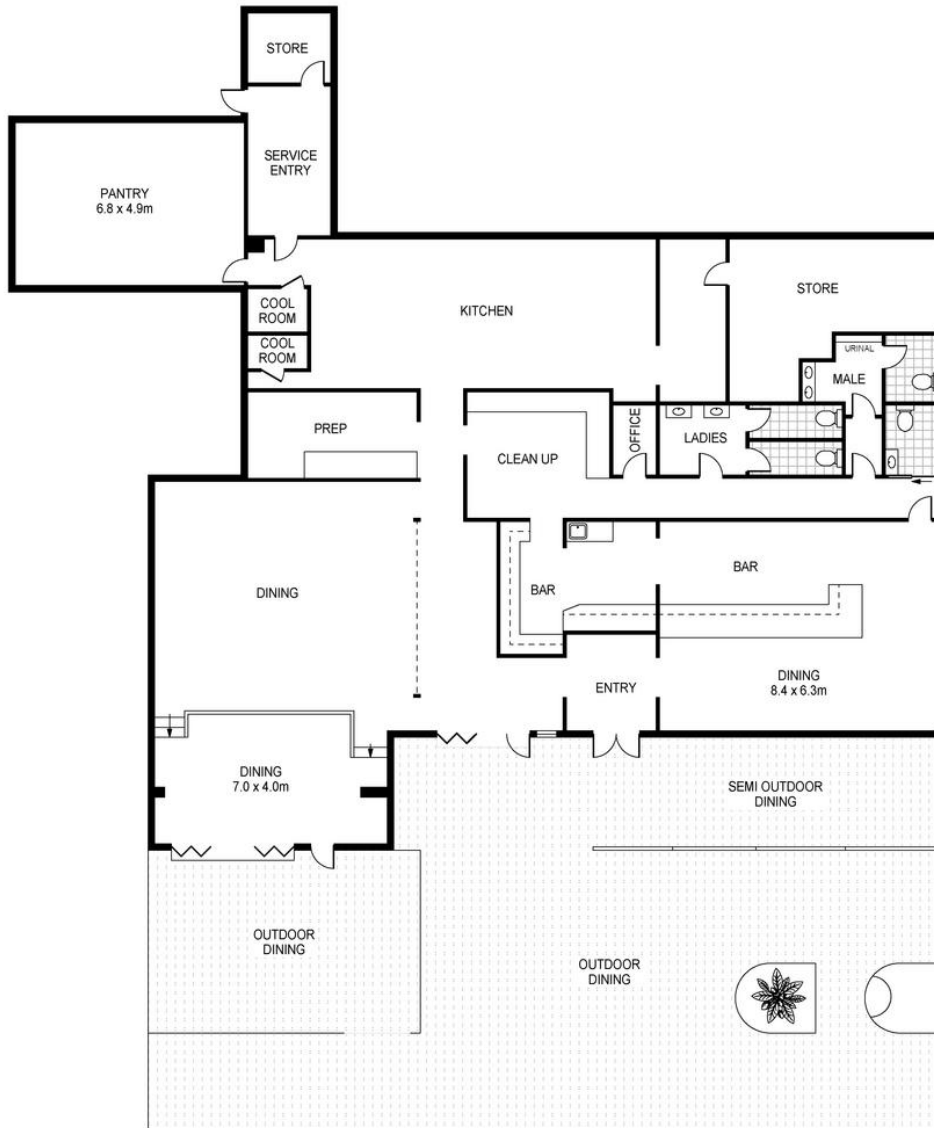
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Scale in metres indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 412m² (approx.)

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