



Kensington Gardens, 361 Kensington Road

Eastern Suburbs Gem

Auction Location: 361 Kensington Road, Kensington Gardens

LJ Hooker Commercial is proud to present to the market 361 Kensington Road, Kensington Gardens for sale by public Auction.

The property offers an exciting opportunity to acquire a well-positioned leased investment in the well-regarded eastern suburb of a of Kensington Gardens some 6 km* east of the Adelaide CBD.

Ideally located within this prime position adjacent Romeo's Foodland, such a defensive and premium property is really offered for sale. Improved on the site

 **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

Building Area

671-671sqm

Contact

Rino Pancione

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Mark Tettis

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Adelaide

(08) 8232 8844

are three tenancies with substantial holding income.

A desirable and substantial land holding within a great location and strong income stream, would make a sound addition to any portfolio.

The property features the following key characteristics:

- *Strong holding income of \$357,848.32
- *Corner position with frontages to Kensington Road and West Terrace
- *Three tenancies of some 671* sqm
- *Zoned Local Activity Centre - LAC
- *2,774 sqm allotment*
- *Adjacent to popular neighbourhood Foodland supermarket

FOR SALE BY PUBLIC AUCTION THURSDAY 9th NOVEMBER 2023 AT 12:30 P.M. ONSITE.

For further information contact Rino Pancione 0417 822 987 or Mark Tettis 0433 139 892

*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.

RLA 231 015

More About this Property

Property ID	833H94
Property Type	Retail
Building Area	671-671 m ²
Land Area	2774 m ²

Rino Pancione

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361 KENSINGTON ROAD, KENSINGTON GARDENS

SHOP A	- 191.13 SQM
SHOP B & C	- 289.56 SQM
SHOP D	- 190.05 SQM
TOTAL	- 670.74 SQM

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