

Kent Town, 58 North Terrace

Character Kent Town Investment

Auction Location: 58 North Terrace, Kent Town

LJ Hooker Commercial Adelaide are proud to present to the market, 58 North Terrace, Kent Town for sale by Public Auction 1st March 2024 at 12:00 p.m.

Welcome to a rare opportunity to own a leased character office in the charming heart of Kent Town. This meticulously maintained property combines historical charm with modern functionality, offering a unique investment opportunity for discerning buyers.

Historical Charm: Immerse yourself in the rich history of Kent with this character-filled office space. Architectural details, original features, and a distinctive character make this property truly one-of-a-kind.

Prime Location: Positioned in the heart of Kent Town, this office enjoys proximity to local



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.

SOLD

For Sale
Contact Agent

Building Area
135sqm

Contact
Rino Pancione
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Mark Tettis
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amenities, public transport, and a vibrant community. This investment is situated in a strategic location with excellent potential for future growth.

Key Selling Points:

- 393 sqm allotment*
- 135 sqm lettable area*
- 28,400* passing vehicles daily (source: DPTI)
- Desirable character offices
- High exposure site located on North Terrace
- Prized rear lane access
- Front and rear on-site parking
- Character freestanding office
- Valuable Urban Corridor (Boulevard) zoning with development potential up to 10 storeys (STCC)
- Leased until November 2024 with options

For Sale via Public Auction onsite on the Friday 1st of March at 12:00pm

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	87BH94
Property Type	Offices
Building Area	135 m ²
Land Area	393 m ²

Rino Pancione 0417 822 987

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Mark Tettis 0433 139 892

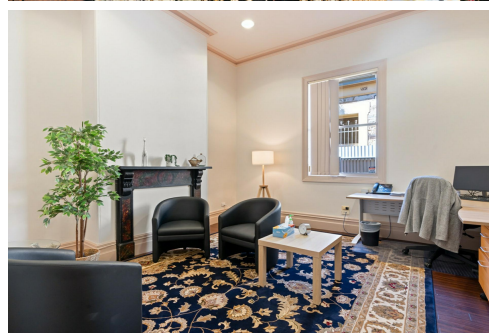
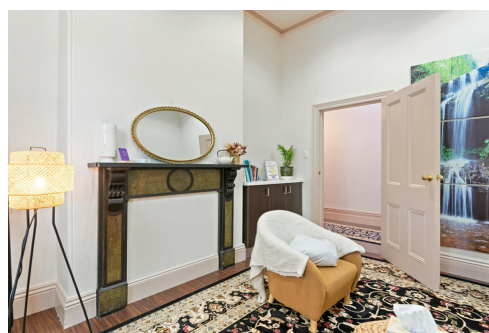
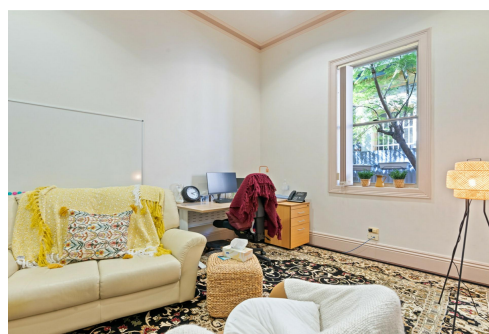
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