



Newton, 1 Jan Street

Unique Commercial Opportunity

LJ Hooker Commercial Adelaide are proud to present to the market for sale, 1 Jan Street, Newton via Expression of Interest ending 28th March 2024 at 4:00 p.m.

Unlock the potential of a distinguished commercial property with this iconic former Bank SA branch situated at 1 Jan Street in the heart of Newton. Boasting a rich history and a prime location, this property offers a unique opportunity for entrepreneurs, investors, or those seeking a distinctive space for their business.

Nestled on Jan Street, this property enjoys a strategic location with high visibility and accessibility and the additional benefit from being situated on the outskirts of the Newton Shopping Centre which is anchored by Target and Drakes. Being located next to this bustling neighborhood shopping centre and proximity to other businesses make it an ideal spot for attracting foot traffic and customers.

For Sale
Contact Agent

Building Area
288sqm

Contact
Claude Buccella
0419 394 110
claude.buccella@ljhadelaidemetro.com.au

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

The interior of the former bank branch offers a versatile layout that can be adapted to suit a variety of business concepts. The spacious banking hall, private offices, and secure vault areas present endless possibilities for retail, office space, or creative ventures.

Key Selling Points:

- *Quality construction
- *Prime position
- *Adjacent Newton Shopping Centre
- *6 on-site car parks
- *Excellent exposure
- *Suitable for a wide range of uses (STCC)
- *808 sqm* allotment
- *288 sqm* Gross building area
- *Zoned Suburban Activity Centre - SAC
- *Zero Stamp Duty in South Australia

Offered with Vacant Possession via and Expressions of Interest ending 28th March 2024 at 4:00 p.m.

For further information contact Mark Tettis 0433 139 892 or Claude Buccella 0419 394 110

*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	87SH94
Property Type	Offices
Building Area	288 m ²
Land Area	808 m ²

Claude Buccella 0419 394 110

Principal | claud.buccella@ljhadelaidemetro.com.au

Mark Tettis 0433 139 892

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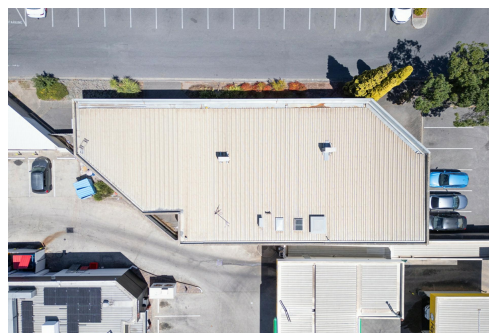
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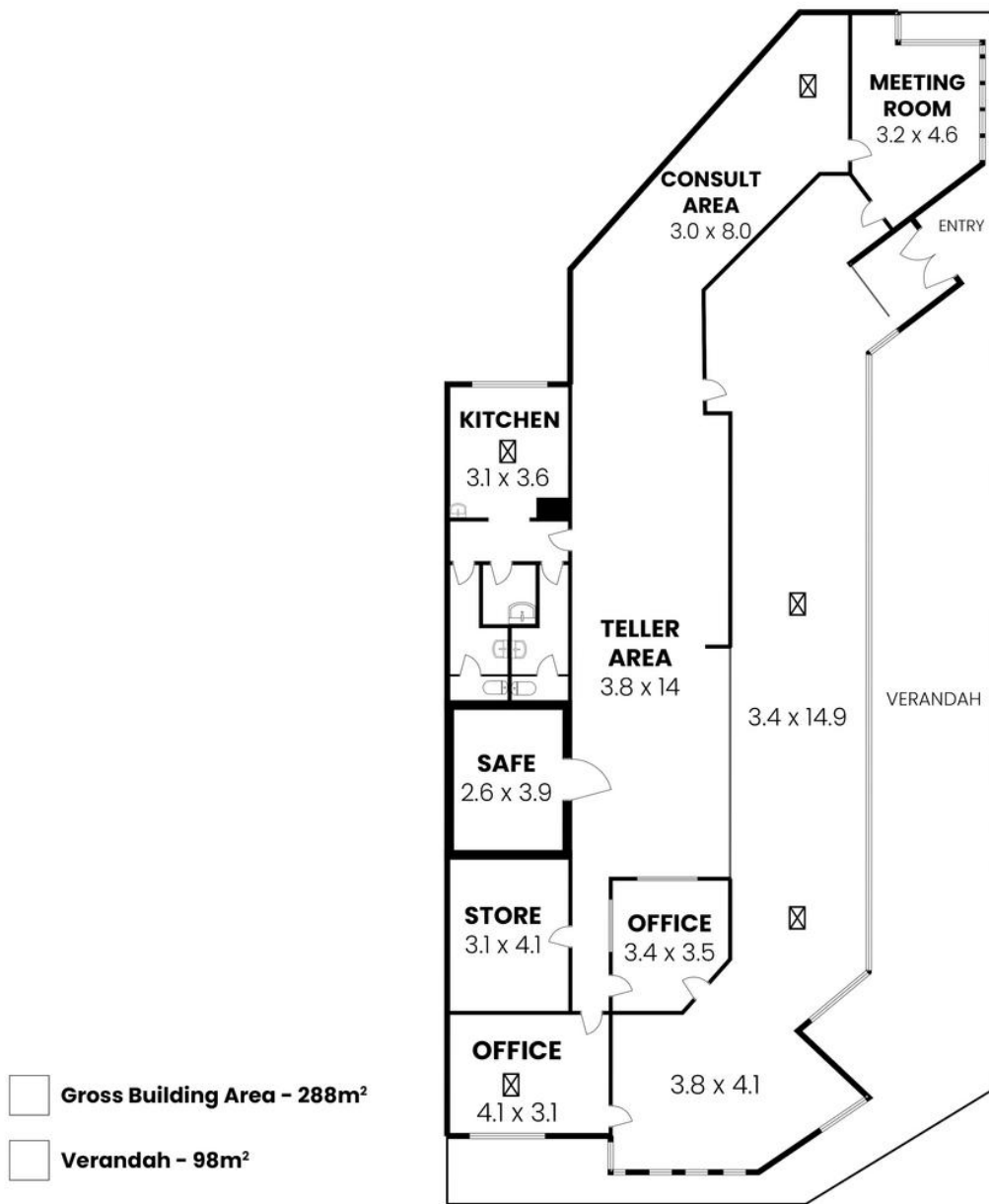
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LJ Hooker
Commercial Adelaide

1 Jan Street Newton, SA 5074

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