



## Pooraka, 799-805 Main North Road

### Prime Position - Leased Investment

Auction Location: On-Site

LJ Hooker Commercial Adelaide is proud to present to the market, 799-805 Main North Road, Pooraka for sale via Public Auction on-site, Friday 22nd March 2024 at 12:00 p.m.

Unlock the potential of a hassle-free investment with this tenanted strip shops nestled in the heart of Pooraka. Secure a steady income stream from day one with a longstanding tenancy mix and lengthy WALE. This property presents a lucrative opportunity for astute investors seeking a low-maintenance addition to their portfolio.

The current tenancy mix includes, Star Discount Pharmacy, Pooraka Medical Clinic, Pooraka Post Office, and Vietnamese restaurant.

Located on the corner of Main North Road and South Terrace with a total site area 1,908



**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**  
583sqm

**Contact**  
**Rino Pancione**  
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**Mark Tettis**  
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**Adelaide**  
**(08) 8232 8844**



sqm\* spread across three Certificates of Title the property offers substantial holding income with potential for further development (STCC).

Key Selling Points:

- \*Complimentary tenancy mix
- \*Land area 1,908 sqm\*
- \*Net Lettable Area 583 sqm\*
- \*Long term tenants
- \*Value add opportunity
- \*Great street exposure
- \*Prime corner position with easy access
- \*On-site parking
- \*32,100\* cars passing daily
- \*WALE of 4.7\* years by Area (as at 1 Feb 2024)
- \*Estimated net income of \$146,430.00\*
- \*Zero Stamp Duty in South Australia

For Sale via Public Auction on-site on the Friday 22nd 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	87NH94
Property Type	Medical/Consulting
Building Area	583 m <sup>2</sup>
Land Area	1908 m <sup>2</sup>

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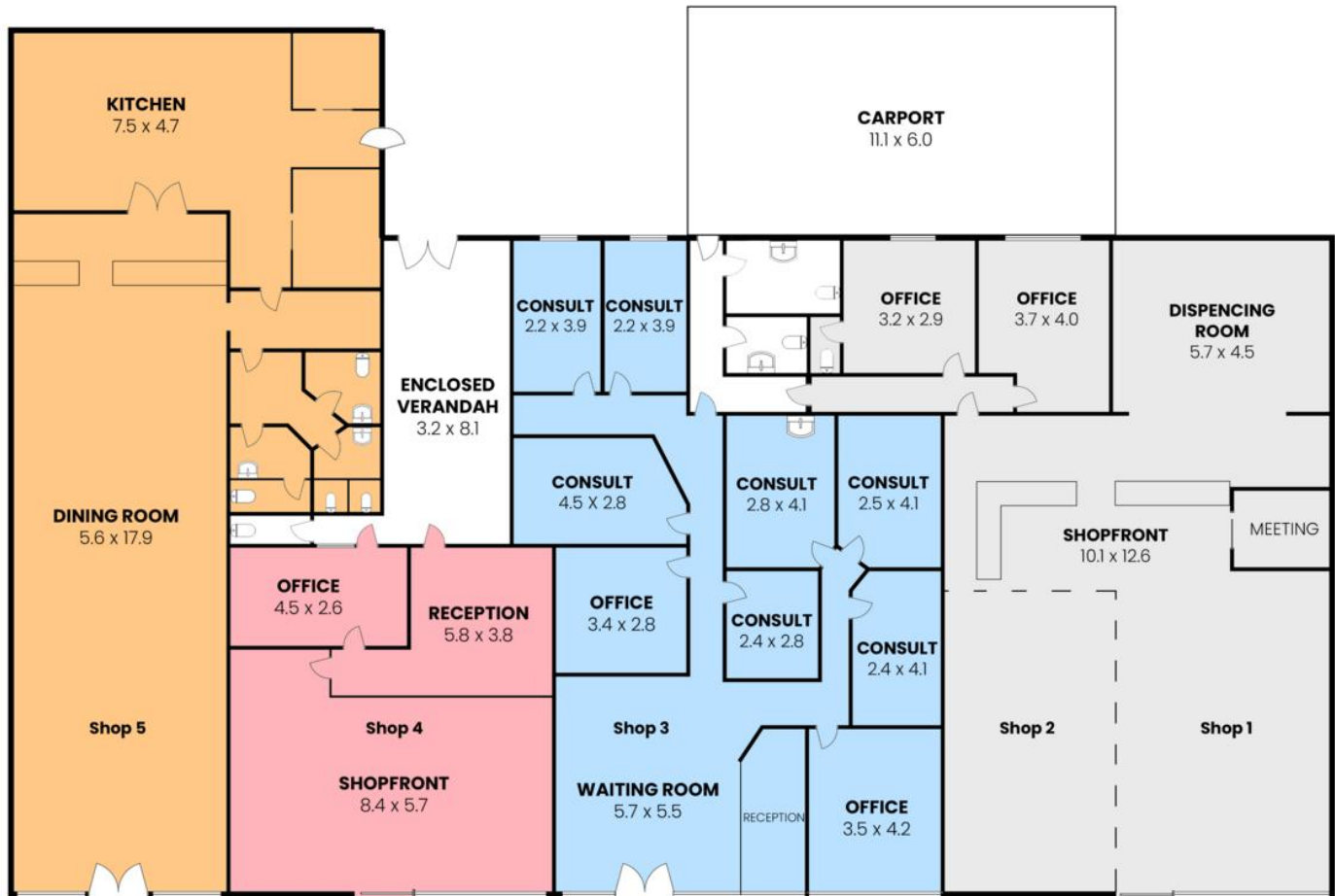
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- Shops 1 & 2 - 180.5m<sup>2</sup>
- Shop 5 - 173.5 m<sup>2</sup>
- Shop 3 - 153m<sup>2</sup>
- Total Lettable Area - 584m<sup>2</sup>
- Shop 4 - 77m<sup>2</sup>

Measurements are approximate



**LJ Hooker**  
Commercial Adelaide

**799-805 Main North Road, Pooraka SA 5095**

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