

## Somerton Park, 55 Oaklands Road

### Versatile Main Road Investment With Development Upside

On behalf of our valued clients, LJ Hooker Commercial is pleased to present to the market for sale, 55 Oaklands Road, Somerton Park by way of private treaty.

Located in the tightly held and thriving precinct. The property offers two allotments held under a single Certificate of Title offering an exceptional opportunity to obtain a substantial land holding ripe for redevelopment. A rare opportunity to secure a 36.58m\* frontage to Oaklands Road with a total site area of 2,304 sqm\* offering a multitude of options (STCC). In conjunction with the endless opportunities the property will have a holding income. The site is located just 12km\* south west of the Adelaide CBD.

The property features the following key characteristics:

- 2,304m<sup>2</sup> total Land Area\*

 **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**  
1,122sqm

**Contact**  
**Mark Tettis**  
0433 139 892  
mark.tettis@ljhcommercialadelaide.com.au

**Adelaide**  
**(08) 8232 8844**

- Gross building area of 997 sqm\* plus mezzanine area of 125 sqm\*
- 36.58m\* frontage to Oaklands Road
- Exposure to 15,300\* vehicles, daily
- Zoned Employment
- Tightly held location
- Strong Holding Income
- Front showroom with rear warehousing
- Business as usual for current tenants

FOR SALE BY PRIVATE TREATY

Contact Mark Tettis on 0433 139 892 or Stan Tettis for more information.

\*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 231015.

## More About this Property

<b>Property ID</b>	7SXH94
<b>Property Type</b>	Showrooms/Bulky Goods
<b>Building Area</b>	1122 m <sup>2</sup>
<b>Land Area</b>	2304 m <sup>2</sup>

**Mark Tettis 0433 139 892**

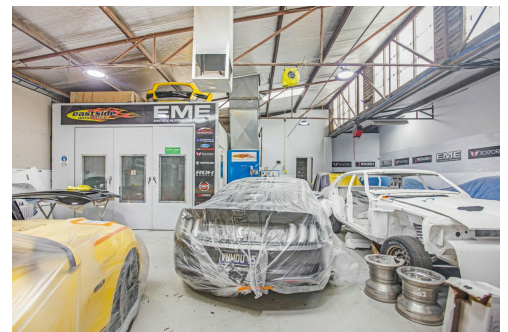
Sales & Leasing - Commercial | [mark.tettis@ljhcommercialadelaide.com.au](mailto:mark.tettis@ljhcommercialadelaide.com.au)

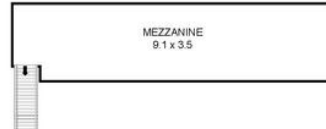
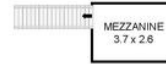
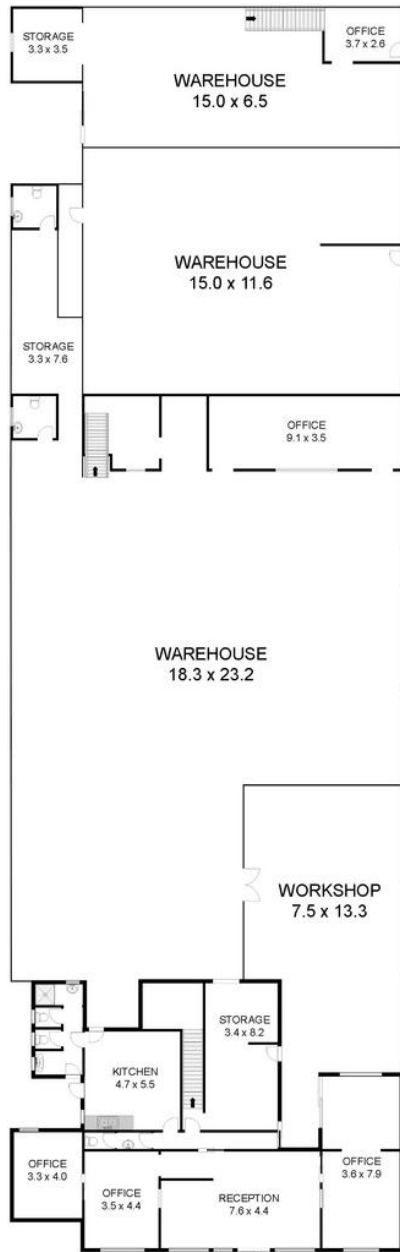
**Adelaide (08) 8232 8844**

2a Portrush Road, PAYNEHAM SA 5070

[adelaide.ljhcommercial.com.au](http://adelaide.ljhcommercial.com.au) |

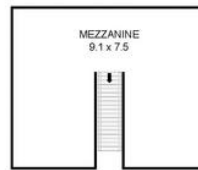
[commercialadelaide@ljhcommercialadelaide.com.au](mailto:commercialadelaide@ljhcommercialadelaide.com.au)





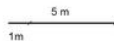
Ceiling Heights  
3.4m - 5.2m

Roller Doors  
HEIGHT - 2.8m-3.2m  
WIDTH - 4.2m



Office/Amenities:	190.9 sqm
Warehouse/Storage	805.6 sqm
Mezzanine:	125.4 sqm

**TOTAL SITE: 1121.9 sqm**



**55 Oaklands Road  
Somerton Park**



This floorplan is intended as a guide only. Layout dimensions are approximate.  
No representations or warranties of any nature whatsoever are given or intended.  
Any person using this information should rely on their own enquiries.

