



St Kilda, 2-10 Fooks Terrace

Rare Coastal Hospitality Opportunity

Auction Location: 2-10 Fooks Terrace, St Kilda SA 5110

LJ Hooker Commercial Adelaide are proud to present to 2-10 Fooks Terrace, St Kilda, to the market for sale via Public Auction on-site, Wednesday 05/03/2025 at 10:30 a.m.

An exceptional chance to secure a landmark hospitality asset in a sought-after coastal location. This well-positioned property offers a substantial large landholding with an established and longstanding community hospitality venue, making it an ideal investment for investors seeking a strategic hospitality asset with long term upside.

St Kilda is a coastal township located approximately 30 km north of Adelaide's CBD, within the City of Salisbury. Known for its tourism appeal, waterfront amenities, and recreational attractions, the suburb presents a rare commercial investment opportunity. St Kilda's proximity to growing northern suburbs such as Riverlea Park and the recently announced

For Sale
Contact Agent

Building Area
1,340sqm

Contact
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Mark Tettis
0433 139 892
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Adelaide
(08) 8232 8844

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.

residential rezoning of the Dry Creek salt flats, makes it an strategic location for future opportunities.

Key Selling Points:

- *Long term hospitality venue
- *Substantial land holding of 5,192 sqm*
- *Three street frontages
- *Gross building area - 1,340 sqm*
- *Tightly held Location
- *To be sold with existing lease
- *Three allotments across two Certificates of Title
- *Zoned Rural Shack Settlement
- *No Stamp Duty in South Australia

Open inspection times:

18/02/2025 between 11:00 a.m. and 11:30 a.m.

25/02/2025 between 11:00 a.m. and 11:30 a.m.

05/03/2025 between 10:00 a.m. and 10:30 a.m. (prior to the auction)

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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	8CAH94
Property Type	Hotel/Leisure
Building Area	1340 m2
Land Area	5192 m2

Rino Pancione 0417 822 987

Principal | rino.pancione@ljhcommercialadelaide.com.au

Mark Tettis 0433 139 892

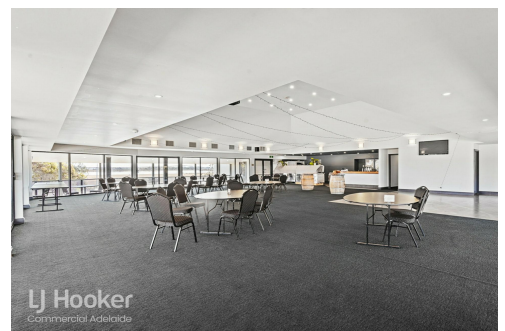
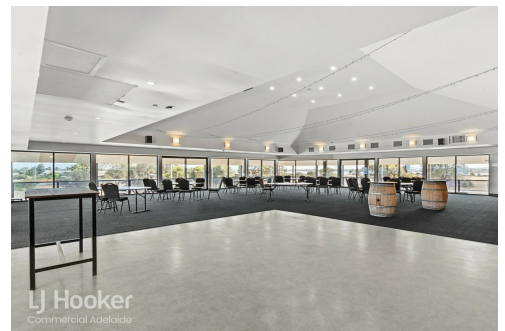
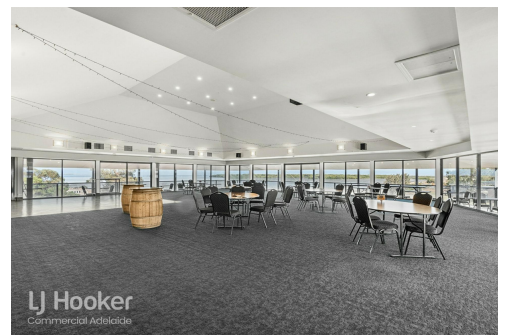
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- ☐ Ground Floor - 689m²
- ☐ First Floor - 537m²
- ☐ Verandah/Store - 63m²
- ☐ Shed/Living - 51m²
- ☐ Gross Building Area - 1,340m²

Measurements are approximate



LJ Hooker
Commercial Adelaide

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