

Glynde, 460 Payneham Road

Rare Commercial Offering with Prime Corner Exposure & Major Redevelopment Potential

Auction Location: 460 Payneham Road, Glynde SA 5070

Offered for the first time in over 55 years, this tightly held property presents a rare and exceptional opportunity in one of Adelaide's most high-profile commercial precincts. Positioned on a commanding corner allotment and spread across two titles totaling approximately 774sqm, this site is bursting with potential for investors, developers, or owner-occupiers seeking high visibility and long-term upside.

Currently generating an impressive net income of approximately \$42,677 per annum (exc Land Tax) plus GST, the property offers excellent cash flow while you plan for its future. Its high-exposure location-directly opposite Felixstow Shopping Centre-ensures strong daily traffic, further enhanced by the nearby multi-million dollar redevelopment of the Glynde Hotel.

Auction

Thu 24th Jul @ 12:00PM

Building Area

149sqm

Contact

Mario Bonomi

0412 080 993

mario.bonomi@ljhcommercialadelaide.com.au

Julian Rullo

0407846417

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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

Zoned for flexibility, the site offers a multitude of possibilities ranging from a substantial new private residence to a large-scale mixed-use commercial and residential development (subject to council approval). With its strategic location, dual titles, and surrounding investment activity, this is a rare and valuable proposition not to be missed.

Secure your position in this rapidly evolving precinct-contact us today to discuss further or to arrange a private inspection.

Open Inspections

Wednesday the 9th of July 11:30 - 12pm

Wednesday the 16th of July 11:30 - 12pm

Wednesday the 23rd of July 11:30 - 12pm

Thursday the 24th of July 11:30 - 12pm

Auction Thursday 24th of July at 12pm onsite

For further information contact Mario Bonomi on 0412 080 993 or Julian Rullo on 0407 846 417.

Please note all rates that are quoted are for financial year ending 2025

** 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



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More About this Property

Property ID	8ETH94
Property Type	Industrial/Warehouse
Building Area	149 m2
Land Area	774 m2

Mario Bonomi 0412 080 993

Principal | mario.bonomi@ljhcommercialadelaide.com.au

Julian Rullo 0407846417

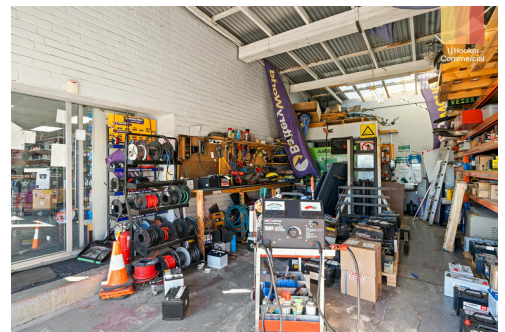
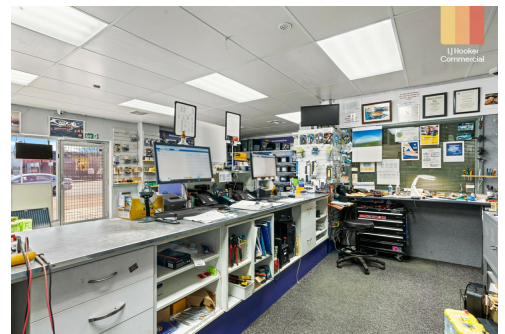
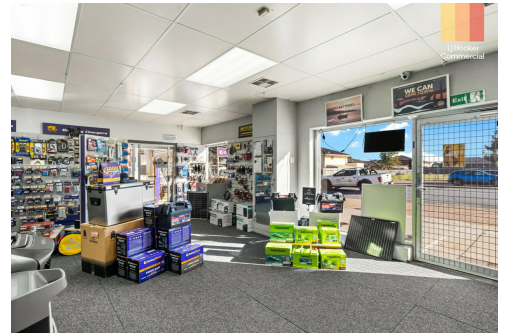
Sales Consultant | julian.rullo@ljhadelaidemetro.com.au

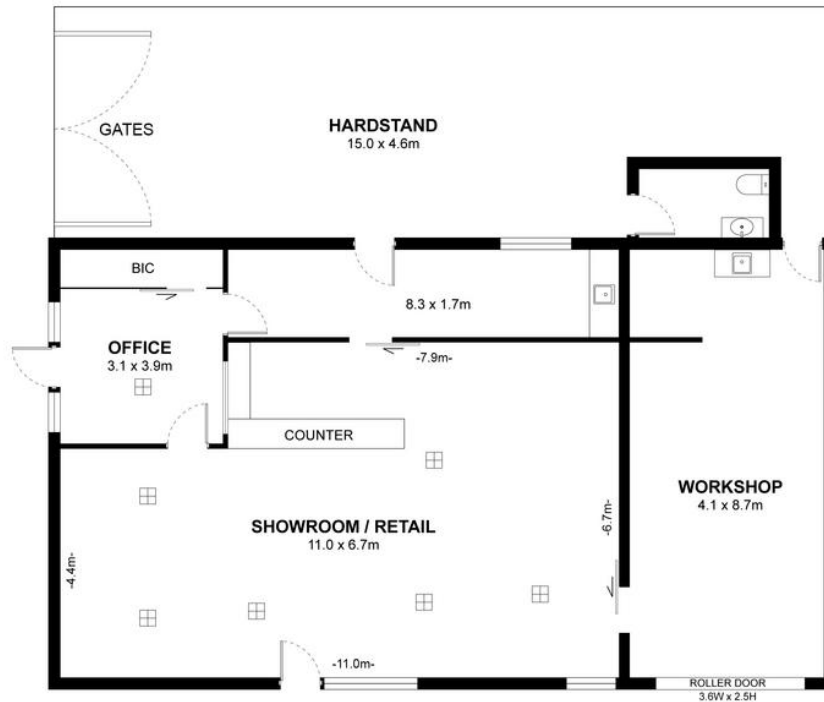
Adelaide (08) 8232 8844

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☐ Hardstand - 69m²

☐ Gross Build Area - 149m²

Measurements are approximate



460 Payneham Road, Glynde, SA 5070

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