

287-289 North East Road, Hampstead Gardens

RARE NORTHEAST DEVELOPMENT OPPORTUNITY —PRIME MAIN ROAD SITE!

LJ Hooker Commercial Adelaide are proud to present to the market, 287-289 North East Road, Hampstead Gardens via Expressions of Interest closing Thursday 20th of November 2025 at 4pm.

An exceptional opportunity to secure a high-exposure development site in one of the northeast's most sought-after locations.

- Total Site Area: 2,320 sqm*
- Three Certificates of Title
- " 287 North East Road: 792 sqm* (leased)
- " 289 North East Road: 1,528 sqm* (tenant in occupation —holding over)
- Valuable corner site with rear access
- Prominent main road frontage
- Zoned Employment - E

Open for Inspection: Monday 3rd November 2025 at 12.00-12:30pm

Method of sale Expression of interest: Offer closing Thursday 20th of November 2025 at 4pm.

FOR SALE

EOI Closing 20 Nov 4pm

BUILDING AREA

205sqm

AGENTS

Mark Tettis

0433 139 892

mark.tettis@ljhcommercialadelaide.com.au

Claude Buccella

0419 394 110

claud.buccella@ljhadelaidemetro.com.au

AGENCY

Adelaide

(08) 8232 8844

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.

 LJ Hooker Commercial

Tenancy Details:

- " 287 North East Road: Leased until 31/08/2026 —Current Rent \$32,249.70 + GST + Outgoings
- " 289 North East Road: Lease expired 25/09/2019 —Tenant remains in occupation —Current Rent \$53,173.30 + GST + Outgoings

This outstanding property offers outstanding future development potential in a tightly held commercial corridor.

For further information contact Claude Buccella on 0419 394 110 or Mark Tettis on 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 DETAILS

Property ID	8GPH94
Property Type	Industrial/Warehouse Land/Development Showrooms/Bulky Goods
Building Area	205 m2
Land Area	2320 m2

Mark Tettis 0433 139 892

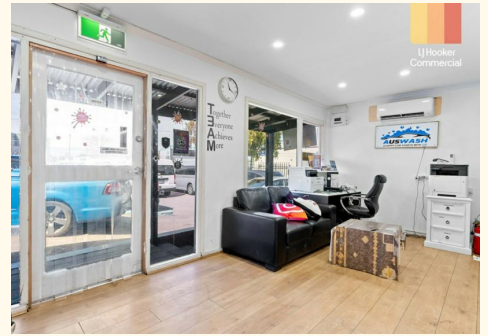
Director - Commercial Sales & Leasing |
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Claude Buccella 0419 394 110

Principal | claud.buccella@ljhadelaidemetro.com.au

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#287

#289

- | | |
|---|--|
| Lettable Area - 65m ² | Lettable Area - 140m ² |
| Carports - 94m ² | Verandah - 8m ² |
| Verandah - 13m ² | Site Area - 1,528m ² |
| Site Area - 792m ² | |

LETTABLE AREA - 205m²
SITE AREA - 2,320m²
 Measurements are approximate



287-289 North East Road, Hampstead Gardens SA 5086

Disclaimer: The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.