



## Lonsdale, 11 Aldenhoven Road

AUCTION CANCELLED - SOLD PRIOR TO AUCTION  
Leased Investment in Lonsdale

Auction Location: 11 Aldenhoven Road, Lonsdale

LJ Hooker Commercial Adelaide a please to present to the market for sale 11 Aldenhoven Road, Lonsdale AUCTION CANCELLED - SOLD PRIOR TO AUCTION

Situated in the thriving industrial hub of Lonsdale, this prime parcel of industrial land is strategically located approximately 21 kilometers south of the Adelaide Central Business District. Its proximity to major transportation arteries, including the Southern Expressway, ensures easy access for logistics and distribution.

The property offers an opportunity to secure a leased income stream in this growth area with further development potential

**For Sale**  
Contact Agent

**Building Area**  
225sqm

**Contact**  
**Mark Tettis**  
0433 139 892  
[mark.tettis@ljhcommercialadelaide.com.au](mailto:mark.tettis@ljhcommercialadelaide.com.au)

 **LJ Hooker Commercial**

**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.

**Key Selling Points:**

- \*Total site area 1,726 sqm\*
- \*Ample hardstand
- \*Close to major transport routes
- \*Quality improvements
- \*Solar panels
- \*Dual cross overs
- \*14.8% site coverage\*
- \*3 phase power
- \*Secure yard
- \*Gross building area 225 sqm\*
- \*Leased to longstanding and well known local business

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Inspections by appointment only.

For further information contact 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

<b>Property ID</b>	88JH94
<b>Property Type</b>	Industrial/Warehouse
<b>Building Area</b>	225 m <sup>2</sup>
<b>Land Area</b>	1726 m <sup>2</sup>

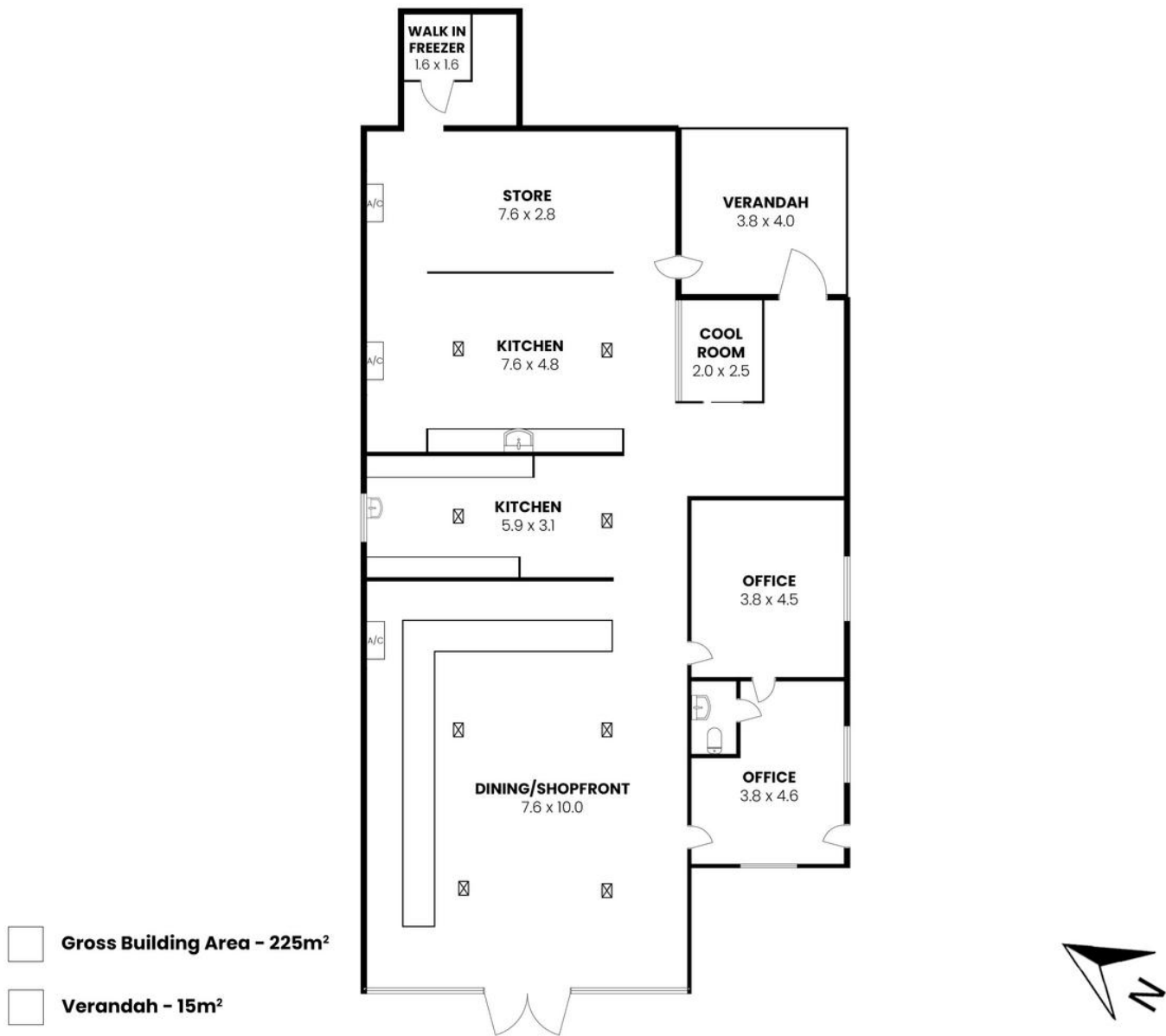
**Mark Tettis 0433 139 892**

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

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**LJ Hooker**  
Commercial Adelaide

**11 Aldenhoven Road, Lonsdale SA 5160**

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