



LJ Hooker
Commercial Adelaide



Pooraka, 2/12 McGowan Street

Affordable Office/Warehouse

Auction Location: Unit 2/12 McGowan Street, Pooraka SA 5095

LJ Hooker Commercial Adelaide is proud to present to the market for sale, Unit 2/12 McGowan Street, Pooraka for sale via Public Auction on-site, Friday 22/11/2024 at 12:00 p.m.

Unlock the potential of this well-positioned office/warehouse in the heart of Pooraka's thriving industrial precinct. Offering an affordable entry-level investment, this property presents a versatile opportunity for investors or owner-occupiers.

Pooraka is one of Adelaide's key industrial hubs, particularly known for warehousing, logistics, and manufacturing activities. The region offers industrial sites of varying sizes, from smaller warehouses to large distribution centers, catering to a range of industries such as transport, food processing, and automotive services.

 **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
220sqm

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

Rino Pancione
0417 822 987
rino.pancione@ljhcommercialadelaide.com.au

Adelaide
(08) 8232 8844

Key Selling Points:

- *Warehouse 187 sqm*
- *Office 27 sqm*
- *Solid brick construction
- *Corner position with access off McGowan Street and Stanway Street
- *3-phase power
- *Tightly held Location
- *To be sold with month to month tenancy
- *Zoned Strategic Employment
- *No Stamp Duty in South Australia

Open inspection times:

- 13/11/2024 between 12:00 p.m. and 12:30 p.m.
- 22/11/2024 between 11:30 a.m. and 12:00 p.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 | 8B7H94 |
| Property Type | Industrial/Warehouse |
| Building Area | 220 m ² |

Mark Tettis 0433 139 892

Sales & Leasing - Commercial | mark.tettis@ljhcommercialadelaide.com.au

Rino Pancione 0417 822 987

Principal | rino.pancione@ljhcommercialadelaide.com.au

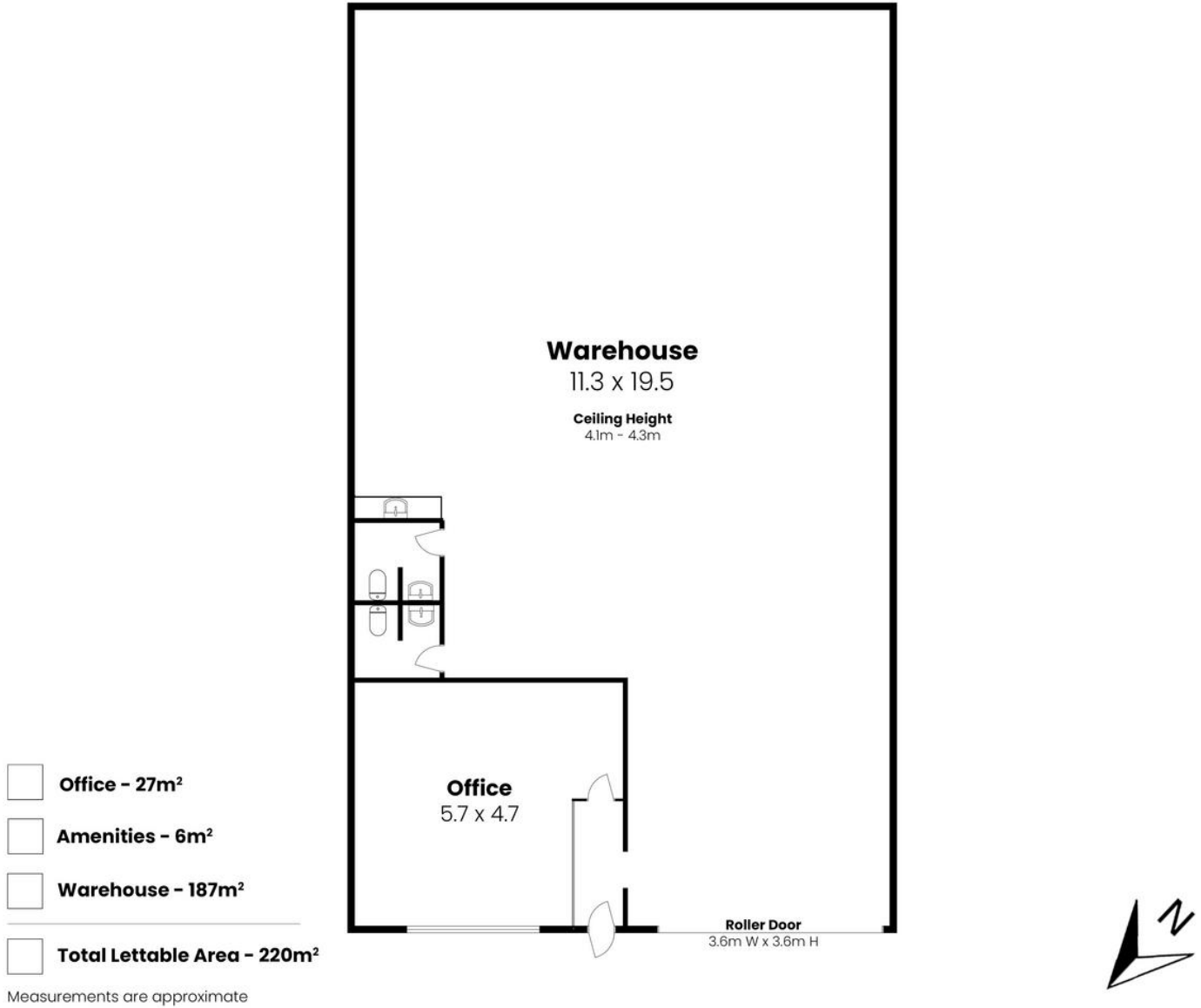
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