

## Prospect, 283-287 Churchill Road

SOLD AT AUCTION || Existing Improvements, Endless Possibilities —Development-Ready Corner Site

Auction Location: 283-287 Churchill Road, Prospect SA 5082

SOLD AT AUCTION || LJ Hooker Commercial Adelaide is proud to present to the market for sale, 283-287 Churchill Road, Prospect.

An exceptional offering in one of Adelaide's rapidly evolving city-fringe corridors, this commanding corner site presents an outstanding opportunity for investors, developers, and owner-occupiers alike. Positioned along the prominent Churchill Road, this site offers a blend of development potential, adaptable improvements, and unbeatable exposure. Spread across three allotments, this property offers flexibility and potential, perfectly positioned for a variety of development or business uses.

Formerly operating as Walker Crash Repairs, the property is superbly positioned along



**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**  
1,478sqm

**Contact**  
**Mark Tettis**  
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**Adelaide**  
**(08) 8232 8844**

Churchill Road and enjoys a prominent corner allotment, enhancing visibility and access.

With its strong underlying land value, prime corner positioning, and flexible zoning, this property lends itself to a range of future outcomes including mixed-use development, automotive use, crash repair, residential apartments, showrooms, warehousing, medical and consulting uses (STCC).

This is a rare opportunity to secure a large landholding in one of Adelaide's most dynamic urban corridors, where infill development is supported and encouraged by the City of Prospect.

**Key Selling Points:**

- \*Gross building area of 1,478 sqm\*
- \*2,588 sqm\* land area spread over three allotments
- \*Adaptable site improvements
- \*Prime corner position
- \*Located across from national tenants
- \*Highly connected site with easy access to major traffic corridors.
- \*Development potential up to 4 storeys (STCC)
- \*Sold with Vacant Possession
- \*Zero Stamp Duty on Commercial properties in South Australia

For further information contact Mark Tettis 0433 139 892 or Kofi Adih 0414 834 151.

\*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   | 8E2H94               |
| Property Type | Industrial/Warehouse |
| Building Area | 1478 m2              |
| Land Area     | 2588 m2              |

### Mark Tettis 0433 139 892

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### Kofi Adih 0414 834 151

Commercial Sales Consultant | [kofi.adih@ljhcommercialadelaide.com.au](mailto:kofi.adih@ljhcommercialadelaide.com.au)

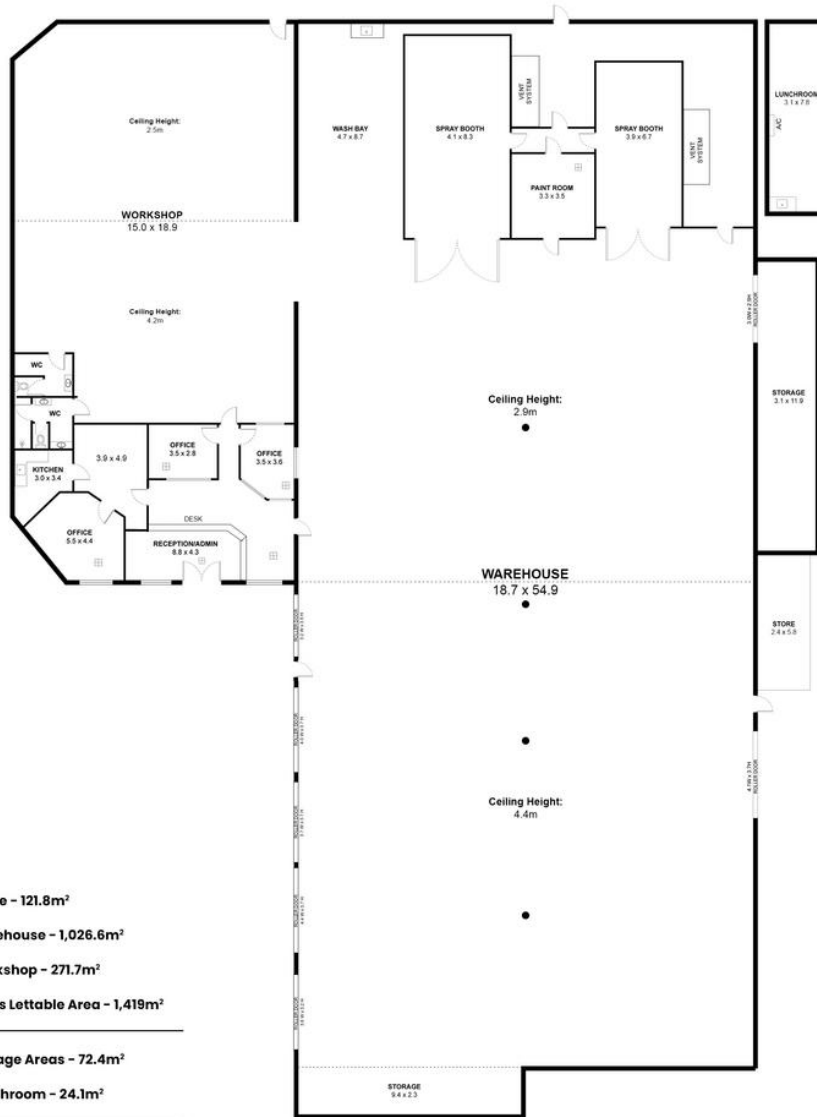
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- Office - 121.8m<sup>2</sup>
  - Warehouse - 1,026.6m<sup>2</sup>
  - Workshop - 271.7m<sup>2</sup>
  - Gross Lettable Area - 1,419m<sup>2</sup>
- 
- Storage Areas - 72.4m<sup>2</sup>
  - Lunchroom - 24.1m<sup>2</sup>
- 
- Gross Building Area - 1,478m<sup>2</sup>
  - Site Area - 2,586m<sup>2</sup>

Measurements are approximate



**LJ Hooker**  
Commercial Adelaide

287 Churchill Road, Prospect, SA 5082

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