



39 Belvidere Road, Saddleworth

## Storage/Industrial opportunity in the heart of the Mid-North with this rare offering

LJ Hooker Commercial Adelaide is pleased to present for sale 39 Belvidere Road, Saddleworth.

Positioned on a prominent allotment with excellent access, 39 Belvidere Road presents a rare opportunity for buyers seeking industrial or commercial potential in the heart of Saddleworth (subject to relevant council consents).

This versatile property offers strong appeal for workshops, storage facilities, light industrial use, trade-based operations, or redevelopment, thanks to its generous land size, practical layout, and convenient road frontage. Located within a well-established regional township, the site benefits from ease of transport access while remaining close to local services and infrastructure.

Whether you are an owner-operator, investor, or developer, this property provides the flexibility to adapt to a wide range of business or industrial applications. The existing improvements offer a solid foundation for repurposing, upgrading, or expanding to suit your

**FOR SALE**  
Contact Agent

**BUILDING AREA**  
760sqm

### AGENTS

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**AGENCY**  
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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**

operational needs.

- Expansive corner allotment approx 1,850 m2 in land size across two titles
- Former industrial/warehouse building approx 760 m2 under roof
- Situated on two allotments, providing flexibility and expansion potential
- Located on the corner of Belvidere Road and Whip Street
- Further development potential subject to council consents
- Zoned Neighbourhood

Why this property stands out:

- Excellent scope: Whether you're considering commercial, creative studio, storage/warehousing, or an adaptive live/work space, this building is a blank canvas (subject to council approval).
- Located on the main street of the charming township of Saddleworth within the District Council of Clare and Gilbert Valleys region located 35kms south east of Clare.
- Well-positioned for visibility, road access and potential reinvention.

For further information contact Jo Chapley on 0403 056 889 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	8GZH94
Property Type	Industrial/Warehouse Showrooms/Bulky Goods Retail
Building Area	760 m2
Land Area	1850 m2

**Joanne Chapley 0403 056 889**

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GROSS LETTABLE AREA - 731m<sup>2</sup>  
 GROSS BUILDING AREA - 760m<sup>2</sup>  
 Measurements are approximate



39 Belvidere Road, Saddleworth, SA 5413

**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.