

Wingfield, 201 South Terrace

Warehouse in Industrial Precinct

Auction Location: 201 South Terrace, Wingfield SA 5013

LJ Hooker Commercial Adelaide is proud to present to the market for sale, 201 South Terrace, Wingfield for sale via Public Auction on-site, Friday 27/09/2024 at 11:00 a.m.

The property offers an established office/warehouse in the tightly held and prime industrial precinct of Wingfield. Affording easy and direct access to the Port River Expressway, North-South Motorway and nearby Hanson Road and Grand Junction Road.

Key Selling Points:

- *Prime location within the premier and well sought after industrial area
- *Perfect for owner occupiers/investors
- *Land holding 850m2*
- *Adaptable building with area of 431m2

For Sale
Contact Agent

Building Area
431sqm

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

Mark Tettis
0433 139 892
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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.

- *Visible and highly accessible on site car parking
- *Dual frontages with drive through access to Leeds Street
- *Highly connected site with easy access to major traffic corridors
- *3-phase power
- *Offered with Vacant Possession
- *Zero Stamp Duty in South Australia

Open inspection times:

- 10/09/2024 between 12:00 p.m. and 12:30 p.m.
- 17/09/2024 between 12:00 p.m. and 12:30 p.m.
- 27/09/2024 between 10:30 a.m. and 11:00 a.m. (prior to the auction)

For Sale via Public Auction on-site Friday 27/09/2024 at 11:00 a.m.

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	8A6H94
Property Type	Industrial/Warehouse
Building Area	431 m ²
Land Area	850 m ²

Rino Pancione 0417 822 987

Principal | rino.pancione@ljhcommercialadelaide.com.au

Mark Tettis 0433 139 892

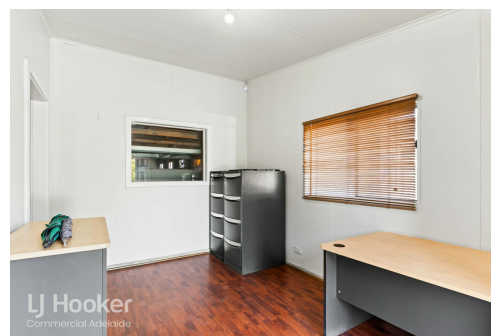
Sales & Leasing - Commercial | mark.tettis@ljhcommercialadelaide.com.au

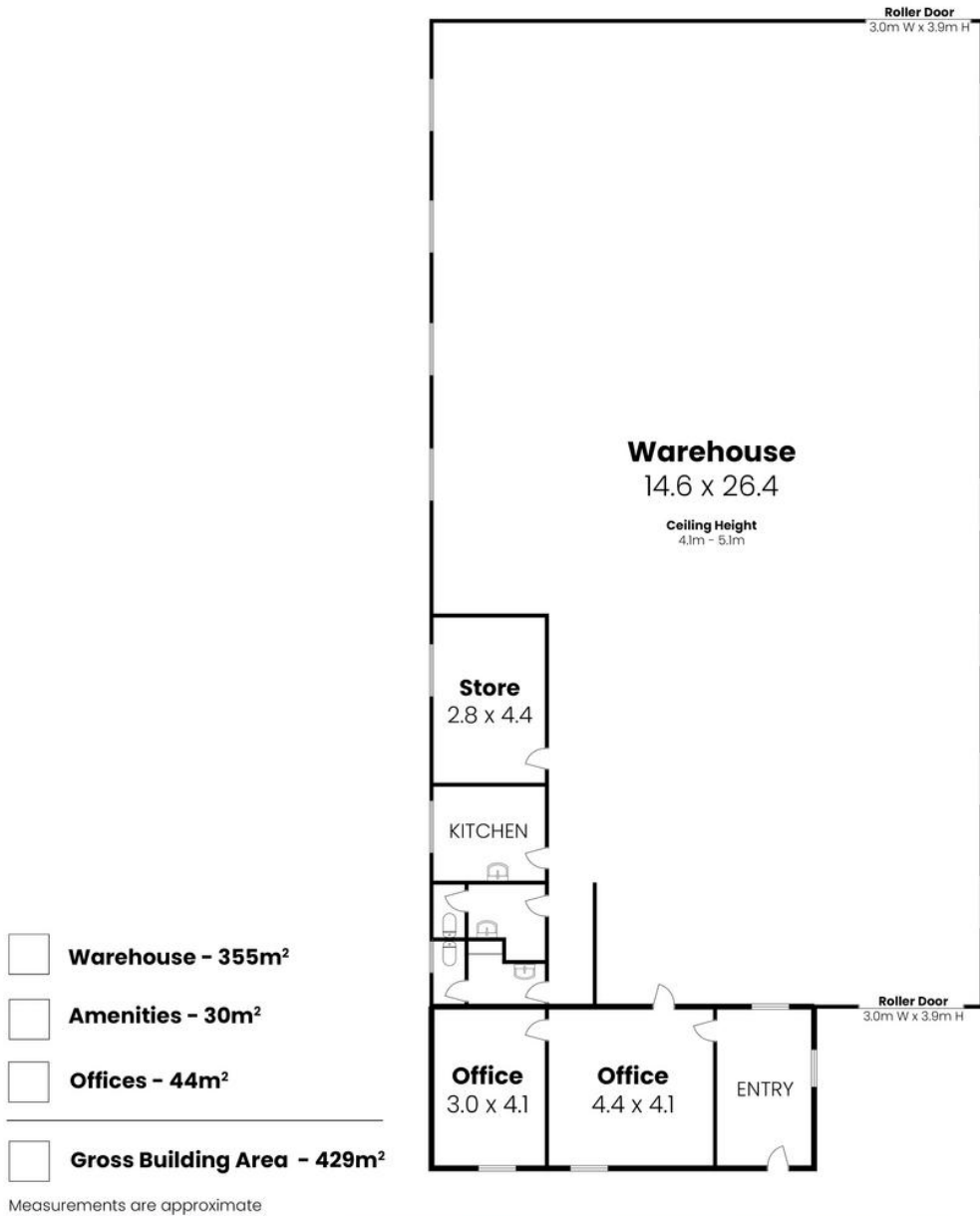
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LJ Hooker
Commercial Adelaide

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