



West Terrace Development Site With Holding Income

Land/Development • Retail

144 West Terrace, Adelaide, SA 5000

Floor Area: 100 m²

Land Area: 321.00 m² (approx)

For Sale or Lease

\$1.2 Million

Sale by Negotiation

Under Contract

Property Description

- **Development Opportunity**
- **Holding Income**
- **Rear Lane Access via Wright Street**

Located on busy West Terrace adjacent to the multi-level CMI Toyota showroom, in between Wright and Sturt Streets.

The building provides approximately 100sqm of office space with roller door access to the rear of the building and rear lane access via Wright Street for off street parking and deliveries.

The property is leased to Hilda Investments Pty Ltd until 30 September 2022 with a right of renewal for a further three (3) years. The holding income of \$26,417 p.a + GST & Outgoings.

Zoned Capital City Zone allowing up to 28 metres (S.T.C.C)

Additional Details

Tenure Type

Vacant Possession

Zoning

Capital City

Leedwell

Jonny Benedetti

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Leedwell Property (RLA 222531)

136 Greenhill Rd., Unley SA 5061