



Options Aplenty Invest, Occupy or Develop

Sold

Contact Agent

Sold: Thu 13-Aug-20

Land/Development • Industrial/Warehouse

70 Overland Road, Croydon Park, SA 5008

Floor Area:

692 m²

Land Area:

692.00 m² (approx)



Property Description

- **10 Minutes from the CBD**
- **Fully Leased Until September 2020**
- **Zoned - 'Residential'**

Croydon Park is located on the City Fringe; 7km from the CBD. The property enjoys good access to major arterial thoroughfares including South Road, Regency Road and Churchill Road in addition to public transport and local amenities. Specifically the site is situated on the corner of Overland Road and Talbot Road.

Leedwell is pleased to bring to market this uniquely situated property offering functional office/warehouse accommodation for a small business within a residential zone. With existing use rights, the improvements of 543sqm are positioned on a 692sqm site and offer the following features:

- 3 separate tenancies, fully leased until September 2020
- Unit 1: 175.6sqm | Unit 2: 222.7sqm | Unit 3: 144.7sqm
- Close proximity to South Road, Churchill Road and Port Road
- Potential for redevelopment, subject to council consents.

The property is unique in that it offers a range of future possibilities, whether it be retained as an investment property, occupied by your business (when the lease(s) expire), or be re-positioned to a residential redevelopment (given its zoning provisions and subject to council consents)

For more information, contact the industrial property experts at Leedwell today

Additional Details

Tenure Type	Zoning
Vacant Possession	Residential

70 Overland Road, Croydon Park, SA 5008



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