

7 Hocking Street, Brompton, SA 5007

Warehouse For Sale

Wednesday, 7 February 2024

7 Hocking Street, Brompton, SA 5007

Bedrooms: 1

Bathrooms: 1

Parkings: 4

Area: 376 m2

Type: Warehouse



Thomas Crawford
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Vincent Doran
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Auction | 7/3/24 @ 1pm

- Ideal for Investors or Future Owner Occupiers - Securely leased investment - Three allotments over one title, making it suited to a range of potential uses (STCC) Toop + Toop Real Estate in conjunction with Savills Adelaide are excited to bring to market for sale 7 Hocking Street, Brompton. Situated in the backstreets of Brompton, this incredible block holds three allotments on the one title, making it suitable for a range of potential uses (Subject to Council Consent). The standalone office warehouse is located around 4kms from the Adelaide CBD within the tightly held inner west suburb of Brompton. The property is offered to the market with valuable holding income of \$45,600 per annum plus GST including outgoings providing an exciting opportunity for both future owner-occupiers, developers & investors alike. Key features include:

- Currently leased
- Recently signed 1 year lease to 1st December 2024 with a further 1-year option
- Office, warehouse & manufacturing facility
- Total site area of 376 sqm
- 4 car parks
- Currently utilised as food processing facility
- 13.7m frontage to Hocking Street
- Zoned Established Neighbourhood within the City of Charles Sturt Local Area
- Hawker Street for the popular Seven Grounds Café
- Brompton Hotel around the corner
- Croydon's Queen Street Scene with cafés and boutique shopping
- Walking distance to Bowden's Plant 3 and Plant 4 hotspots
- A selection of reserves including the Thomas Harkness Reserve a short walk away, or Brompton Park offering a playground, basketball court, and sheltered seating areas
- Public Transport
- Bowden train station walking distance (1km) away, to take you to city or sea
- Free tram line on Port Road to take you direct into the bustling CBD
- Ample bus stops along Hawker Street or Port Road
- Nearby Hotspots
- Short stroll to both the Adelaide Entertainment Centre and Coopers Stadium
- Hit the leafy streets of North Adelaide, under 2km from home or a short 20-minute walk
- Adelaide CBD 10 minutes from home
- Prospect Road a 7-minute drive away for a variety of entertainment, restaurants, cafes and eateries

Inspection Requests & For More Information:

- For further information or to organise an inspection, please contact Chet Al (0413 104 002) from Savills, or Thomas Crawford (0448 888 816) from Toop+Toop.

Disclaimer:

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