

244 Payneham Road, Payneham, SA 5070



Other For Sale

Thursday, 4 April 2024

244 Payneham Road, Payneham, SA 5070

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Type: Other



Michael Viscariello
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Bradley Foster
0413876516

Auction - 12pm Tuesday the 23rd April 2024

Auction Location: On Site Public Auction, Onsite - 12pm, Tuesday the 23rd April 2024. Say hello to an exceptional investment opportunity nestled within the prestigious Eastern Suburbs of Adelaide. Rarely do opportunities like this come up available in Adelaide's inner east. Information Memorandum available on request. This commercial property spans across two titles, covering 1,252.21 sqm* of prime land located on Payneham Road, offering superb exposure. The build area totals 327.10 sqm*, incorporating a versatile showroom, three generously sized offices, a kitchen, and a fully equipped bathroom. Additionally, a 58.9 sqm* sizeable shed offers a practical workspace, enhanced by two more utility sheds for extensive storage solutions. This property represents an ideal addition for those venturing into the commercial real estate market or looking to expand their portfolio. Payneham stands out as one of Adelaide's premier inner-metropolitan suburbs, nestled just 5 kilometres east of the Adelaide GPO. Payneham Road, the suburb's heartbeat, boasts a range of small-scale retail shops, essential community facilities, and residential properties, creating a vibrant and welcoming atmosphere. According to the Department of Planning, Transport, and Infrastructure (DPTI) 2023 traffic volume figures, the area enjoys remarkable visibility with around 34,500 vehicles passing daily. This level of exposure not only highlights Payneham's appeal but also cements its status as a prime location for commercial endeavours. Payneham is distinguished not only by its commercial vitality but also by its easy public transportation network, ensuring seamless connectivity to the city for residents and visitors alike. Check me out:- 327.10 sqm* building size (including shedding)- 1,252.21 sqm* land size across 2 titles- A street facing showroom equipped with large windows- Three offices with external access - Well-appointed kitchen - Sizeable storage shed- Two additional utility sheds- A fully equipped bathroom- Large carpark

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent legal advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Michael Viscariello - 0477 711 956
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