



ADELAIDE
22-24 Gilbert Street

756 sqm

PRIME DEVELOPMENT ALLOTMENT IN ADELAIDE'S SOUTH END : CORNER SITE OF 760 M2* IMPRESSIVE HOLDING I...

Sold

Raine & Horne Commercial SA are proud to offer for sale this exceptional potential development site in Adelaide's CBD location.

Located meters from the GPO, law Courts, Central Market and a short walk or tram ride to Adelaide's premier shopping precinct, Rundle Mall and Adelaide Oval.

The property comprises prominent corner allotment of approximately 760 m2 with a frontage to Gilbert Street of 24.69 m and a frontage to Tapley Street Of 30.78 m.

Currently leased to Prohibition Liquor Co Pty Ltd for s term of 5 + 5 + 5 years commencing 1st August 2019. The lease has a development clause which can be exercised after July 2026 providing ample opportunity for planning approvals etc whilst collecting good holding income (circa \$100,000 pa net).

Zoning: Capital City Zone allowing up to 53m height development (subject to usual consents)

Property ID	L23063157
Property Type	Land/Development
Building / Floor Area	756
Land Area	760.0 sqm

AGENT

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*All areas/dimensions approximate

RLA 283100