

**2/9 Kilkeny Rd, Woodville Park, SA 5011****Sold - 17/12/2025**

Retail Shop

**High Exposure Street Frontage ? To Finalise an Estate**

Auction Location: On Site

A great opportunity to secure a high-exposure street frontage space in a tightly held inner west location. Offered to finalise an estate, this well-positioned shopfront delivers strong visibility and excellent accessibility, presenting a blank canvas ready for transformation.

With internal area totalling approx. 91 m2, the property provides flexibility for those looking to renovate and create a tailored space suited to retail, studio, or service-based use. Whether you're an owner-occupier or an investor seeking a value-add opportunity, this is an ideal chance to customise a well-located commercial premises and maximise its future potential.

**Property Features:**

- Prominent street frontage shop with strong exposure
- High visibility & branding potential
- Approx. 91 m2 total internal area
- Front open-plan retail or showroom space
- Rear room includes plumbing amenities
- Flexible layout suitable for retail, studio, or service-based use
- Ability to redesign, renovate or fully refit
- Enclosed rear yard
- Small commercial group of only two
- Zoned Suburban Business (SB)

Located in Adelaide's inner west, this street-front shop enjoys close proximity to transport routes including Port Road, Torrens Road and South Road. Positioned within minutes of Arndale Shopping Centre, local eateries, public transport and surrounding businesses. With high exposure and clear scope to value-add, this property represents an excellent opportunity in a well-connected commercial precinct.

For further information or to discuss design options, please contact Rosemary Auricchio on 0418 656 386 or Nick Carrinelli on 0403 247 840

**Listed By**

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**Open for Inspection**

By Appointment.