

44, 46 & 4 Adelaide Rd, Mount Barker, SA 5251**Contact Agent**

Commercial Land

**Fantastic High Exposure Development Site on 2946m2**

Located in a prime position in the heart of Mount Barker this property is on three titles and is currently being utilized as a chiropractors office plus two additional dwellings that are currently used with residential occupancy. All Buildings have Planning and Development Approval for Consulting/Office use.

Open for Inspection

By Appointment.

A development opportunity with enormous potential there is a concept design prepared by Anaglypta Architecture for a medical facility that has been prepared in consultation with Council, alternatively it is a site that can be used for Consulting/Office/ Residential development (STCC).

In the best location you can relish in the sites high exposure to passing trade as some 30,000+ vehicles drive by every day making this location prime for development. Along with an already busy shopping precinct Mount Barker is set to grow exponentially over the next 15 years with over \$4 billion of residential housing to be built. Local services and facilities, shops, restaurants, cafes and transport options are all within walking distance of this site.

Being sold as a whole with a fourth title currently being created (portion of number 48). This is an opportunity not to be missed and you are encouraged to call Anthony Coleman to register your interest.

Listed By

Anthony Coleman

Mobile: 0401 137 175

