

345

Main North Road Enfield

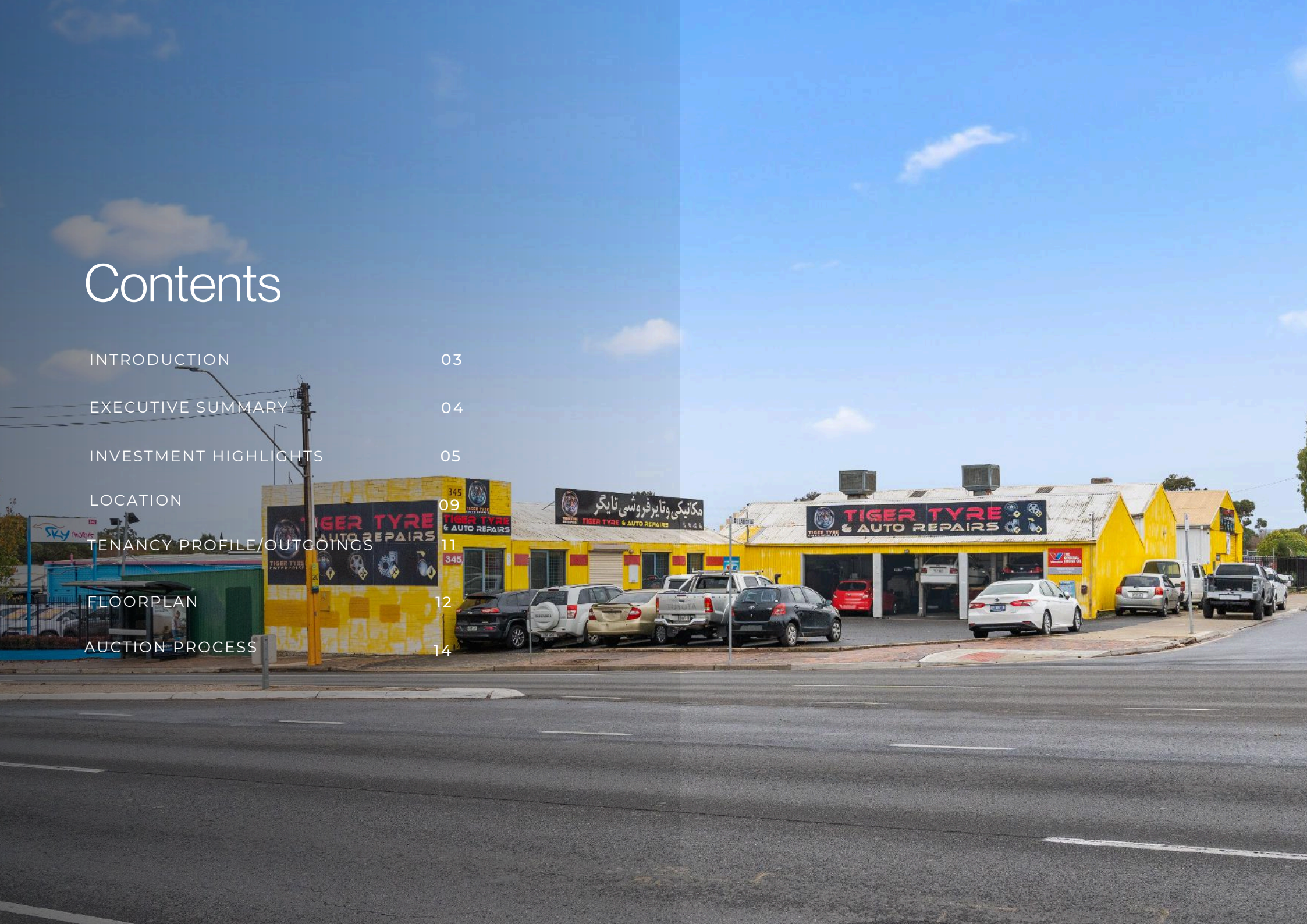
High-Exposure Arterial Corner
Invest, Occupy or Develop (STCC)

FOR SALE BY PRIVATE TREATY

belle
PROPERTY | COMMERCIAL

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The Opportunity

Belle Property Commercial Adelaide is proud to present 345 Main North Road, Enfield to the market for sale via Private Treaty.

Strategically positioned on a high-exposure corner along one of Adelaide's key northern arterial corridors, this prominent main road holding enjoys outstanding visibility to approximately 46,000* vehicles daily. Just 8 km* from the Adelaide CBD, the property benefits from seamless connectivity to the rapidly expanding northern suburbs, making it an ideal acquisition for businesses and investors seeking profile, accessibility and long-term growth positioning.

The site comprises a functional office/showroom together with three separate evaporative air-conditioned workshops, providing immediate operational capability and versatility. With improvements occupying only a portion of the generous 1,435 sqm* landholding, the balance of hardstand yard further enhances flexibility for parking, storage or future expansion.

Zoned Employment under the City of Port Adelaide Enfield, the property offers broad development potential (STCC), supporting a wide range of commercial, light industrial, showroom, fast food or potential childcare uses. Combined with its short 2 year term holding income, this tightly held inner-metro asset presents a compelling opportunity for developers, investors and future owner-occupiers to secure a strategic landholding with both immediate utility and significant long-term redevelopment upside.

Belle Property Commercial Adelaide strongly recommends this outstanding offering for your consideration.



345
MAIN NORTH RD

This is an aerial photograph of a suburban area. In the foreground, a multi-lane road (Main North Rd) runs horizontally. A white-outlined rectangular area highlights a commercial property at the corner of Main North Rd and a vertical street. This property includes a yellow and white building, a blue-roofed structure, and a parking lot filled with cars. To the left of the highlighted area is a large car lot with many vehicles parked in neat rows. To the right is another car lot with a building that has a red sign that says "Select Autos". In the background, there is a large green field, a school building with a blue roof, and a dense residential neighborhood with many houses and trees. Hills are visible in the far distance under a blue sky with some clouds.

Executive Summary

THE OPPORTUNITY

Prominent corner landholding in a high-exposure arterial location just 8 km* from the Adelaide CBD.

Improved with functional office, showroom and workshop facilities, the property offers immediate holding income together with flexible Employment zoning.

LEGAL DESCRIPTION

345 Main North Road
Enfield SA 5085

Certificate of Title:
Volume 6308 and Folio 996

IMPROVEMENTS

Four functional buildings comprising office, showroom and workshop, currently operating as a mechanical workshop.

Improvements cover ~40%* of the site, with the remainder providing hardstand yard for parking, storage and operational flexibility.

BUILDING AND SITE AREA

Site Area 1,435 m2*

Building Areas

- Office / Showroom – 120 sqm*
- Workshop – 450 sqm*
- Total – 570 sqm*

Dual Street Frontage

LOCATION

Strategically positioned along Main North Road within Adelaide's established inner-northern corridor, the property occupies a prominent corner site supported by strong residential catchments, established commercial operators and ongoing population growth throughout the northern suburbs.

PLANNING

Zoned Employment, providing excellent scope for owner-occupation, value-add improvements, or future redevelopment (STCC).

TENANCY DETAILS

Estimated Net rental lease of \$60,000 per annum + GST + Outgoings

SALES PROCESS

Offered For Sale by Private Treaty.

EXCLUSIVE SELLING AGENTS

Lyndon Cocks
Investment Sales & Leasing
0438 849 650
lyndon.cocks
@belleproperty.com

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0416 045 675
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177 Grote Street
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RLA 287133



Investment Highlights

- + **Strategic Inner-Metro Site** – Just 8 km* from Adelaide CBD, connecting to northern suburbs.
- + **Prominent Main Road Location** – High-exposure corner of Main North Road & Clarice Avenue with ~46,000 vehicles passing daily.
- + **Generous Landholding** – 1,435 sqm* site with flexible layout and hardstand yard for parking, storage, and operational use.
- + **Functional Improvements** – 570 sqm* total building area comprising office/showroom (120 sqm*) and workshops (450 sqm*).
- + **Current Use** – Operating mechanical workshop with four functional improvements.
- + **Zoning Flexibility** – Employment Zone, supporting showroom, light industrial, commercial, fast food, business activities, and potential childcare use (STCC).
- + **Valuable Holding Income** – Leased to longstanding tenant, Tiger Tyres Enterprises Pty Ltd
- + **Redevelopment Potential** – Significant portion of site (60%*) available for future expansion or development.
- + **Surrounding Precinct** – Mixed-use automotive, commercial, and food/beverage operators with strong residential catchments.
- + **Access** - Intersection provides valuable left and right access from the site on Main North Road



Main North Corridor – A Strategic Investment Location

Strategically positioned on the high-profile corner of Main North Road and Clarice Avenue, the property benefits from exceptional exposure to approximately 46,000 vehicles daily, providing strong passing traffic and brand visibility along one of Adelaide's key northern arterial corridors.

Located just 8 km* from the CBD, Main North Road is a vital connection to Adelaide's rapidly growing northern suburbs, making the site ideal for businesses seeking accessibility, profile, and long-term growth potential.

The immediate surrounds feature a mix of automotive showrooms, commercial operators, and food and beverage outlets, supported by strong residential catchments and neighbouring Enfield Primary School, ensuring consistent local activity.

Zoned Employment under the City of Port Adelaide Enfield, the site offers flexible development potential (STCC), supporting showroom, light industrial, commercial, fast food, or childcare uses.

Its prominent corner position and arterial frontage provide both immediate operational utility and significant long-term redevelopment upside for investors, developers, or owner-occupiers.



Adelaide
8.3km (approx)

Sefton Plaza
Shopping Centre
1.1km (approx)

Kennards Self Storage
(Under Construction)

345
MAIN NORTH RD

Clarice Avenue

Main North Road

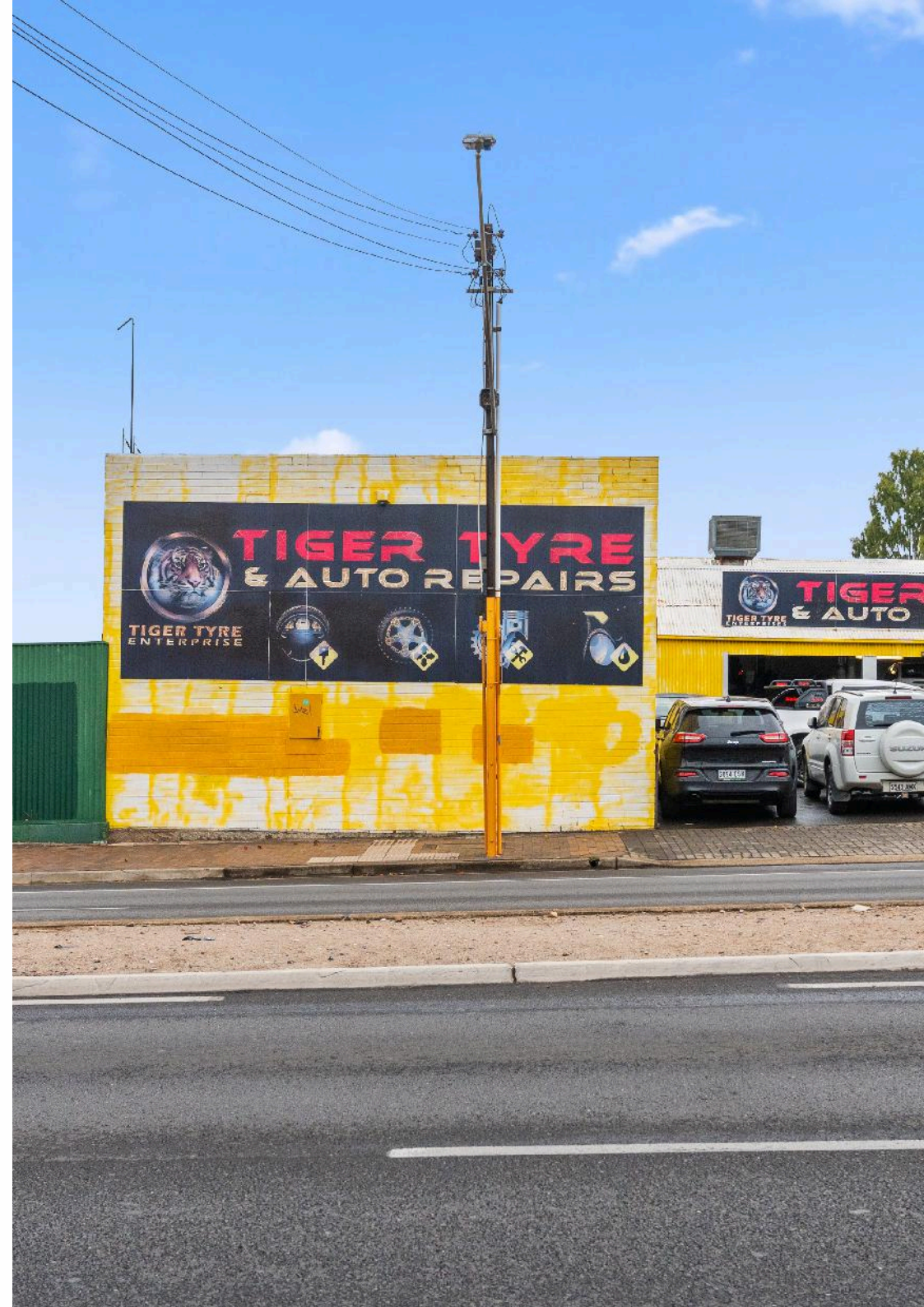


Tenant Profile

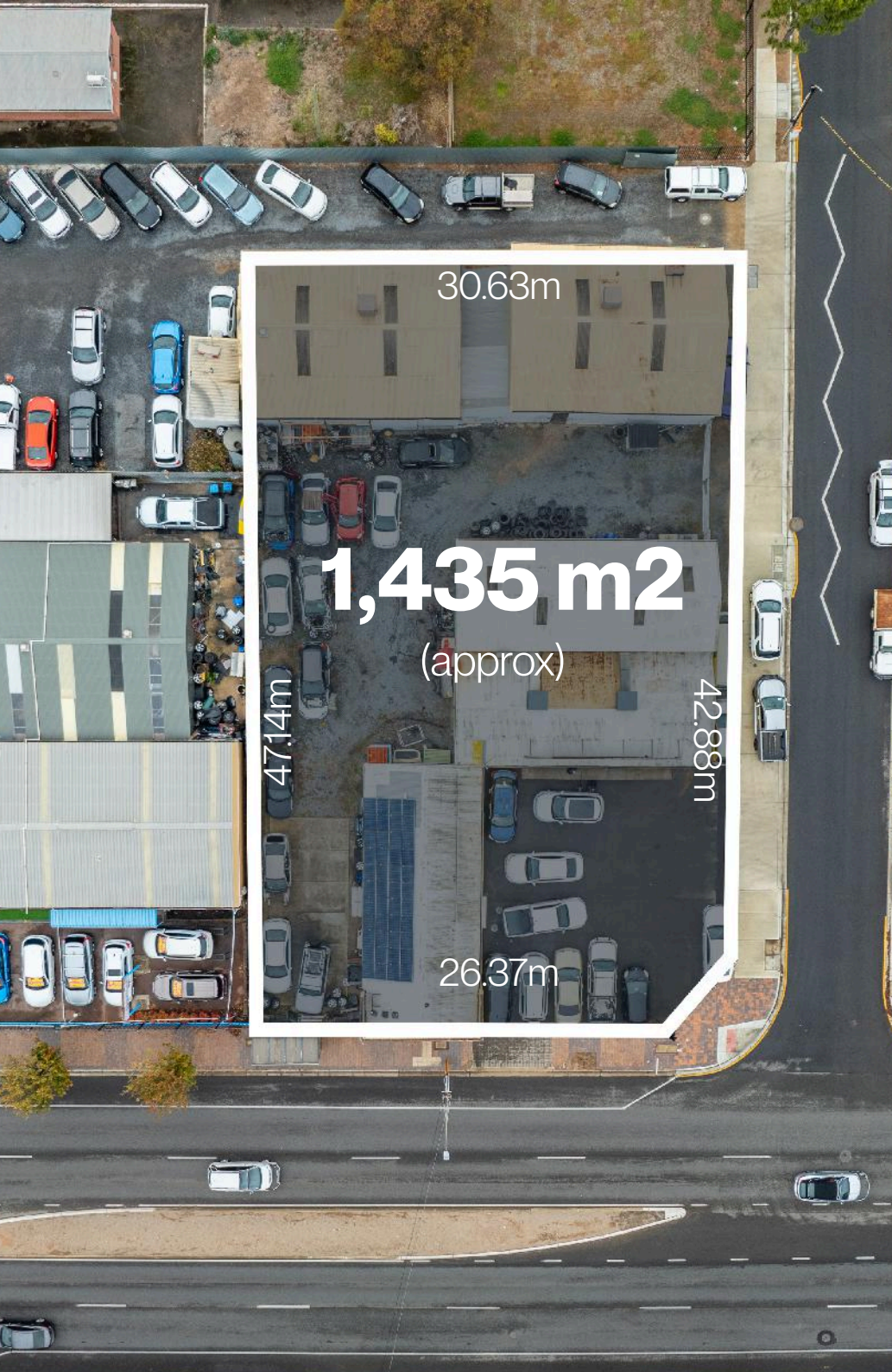
Lessee	Tiger Tyres Enterprises Pty Ltd
Lease Commencement	1st July 2025
Lease Expiry	30th June 2027
Rent Per Annum	\$60,000 + GST
Review	5% increase at 1st July 2026

Statutory Outgoings 25/26

Council Rates	\$7,670.95
SA Water	\$1,812.84
ESL	\$1,888.00
Land Tax	\$3,145.00
Total Recoverable Outgoings	\$14,516.79







Sale Process

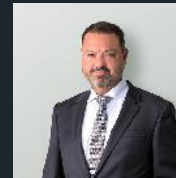
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Inspections

All inspections by potential purchasers or their consultants are to be arranged by prior appointment with the selling agents.



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Adelaide SA 5000
RLA 287133

Annexure A. Certificate of Title



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6308 Folio 996

Parent Title(s) C1 5312/27, C1 5312/28

Creating Dealing(s) T:N 14404300

Title Issued 11/12/2024 Edition 2 Edition Issued 23/05/2025

Estate Type

FEE SIMPLE

Registered Proprietor

Description of Land

ALLOTMENT 22 FILED PLAN 12/C66
IN THE AREA NAMED ENFIELD
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

NIL

Notations

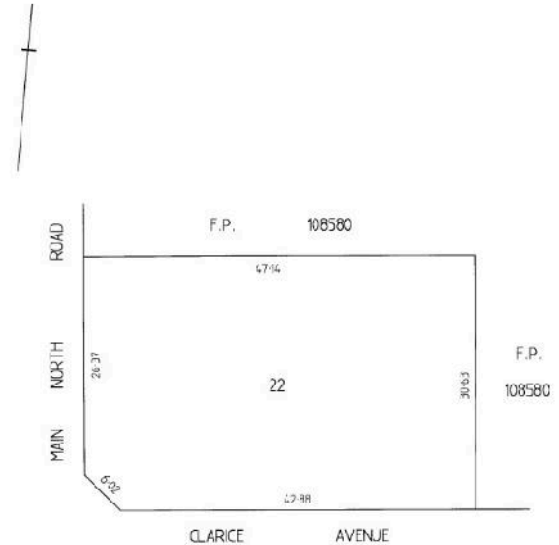
Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests NIL





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