

# prorealty

PROPERTY CONSULTANTS

Information Memorandum

Suite 1, 22 Melbourne Street, North Adelaide SA 5006



**FOR SALE**

By Private Treaty

**ProRealty Property Consultants**

13/15 Fullarton Road, Kent Town SA 5067

PO Box 213, Kent Town SA 5071

(08) 8362 1555

[www.prorealty.com.au](http://www.prorealty.com.au)

PROUDLY SUBMITTED BY

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Chris Maio  
0435 094 219  
[chris@prorealty.com.au](mailto:chris@prorealty.com.au)

James Humphreys  
0433 227 214  
[james@prorealty.com.au](mailto:james@prorealty.com.au)



# PROPERTY DETAILS

<b>Address:</b>	Suite 1, 22 Melbourne Street, North Adelaide SA 5006
<b>Legal Description:</b>	Certificate of Title Volume 5014 Folio 914
<b>Property Type:</b>	Commercial - Other
<b>Area:</b>	85 sqm (approx.)
<b>Zoning:</b>	CMS - City Main Street \ CiHS - City High Street
<b>Income:</b>	N/A - Property being sold as vacant possession
<b>Location:</b>	<p>North Adelaide is located approximately 4kms to the Adelaide CBD and sits within the City of Adelaide council.</p> <p>The property is surrounded by Adelaide's most iconic landmarks — from Adelaide Oval and the River Torrens to St Peter's Cathedral and the Adelaide Zoo — North Adelaide offers unbeatable access to parklands, premier dining, and the vibrant CBD.</p>
<b>Improvements:</b>	<p>The tenancy is located on the ground floor of the main building (Stirling House) which houses other professional and medical related businesses. There is ample street parking located along the surrounding streets.</p> <p>Key Details</p> <ul style="list-style-type: none"><li>- Reception/Waiting Area</li><li>- 4 Office/Consulting Rooms</li><li>- Kitchenette</li><li>- Common Amenities</li><li>- Two Undercover Car Parks</li></ul>
<b>Method of Sale:</b>	ProRealty is exclusively appointed to offer Suite 1, 22 Melbourne Street, North Adelaide for sale by Private Treaty

## STATUTORY OUTGOINGS

COUNCIL RATES	\$3,756.70
WATER RATES	\$781.12
ESL	\$609.85
STRATA RATES	\$7,348.00
LAND TAX	N/A
<b>TOTAL</b>	<b>\$12,495.67 (excluding Land Tax*)</b>

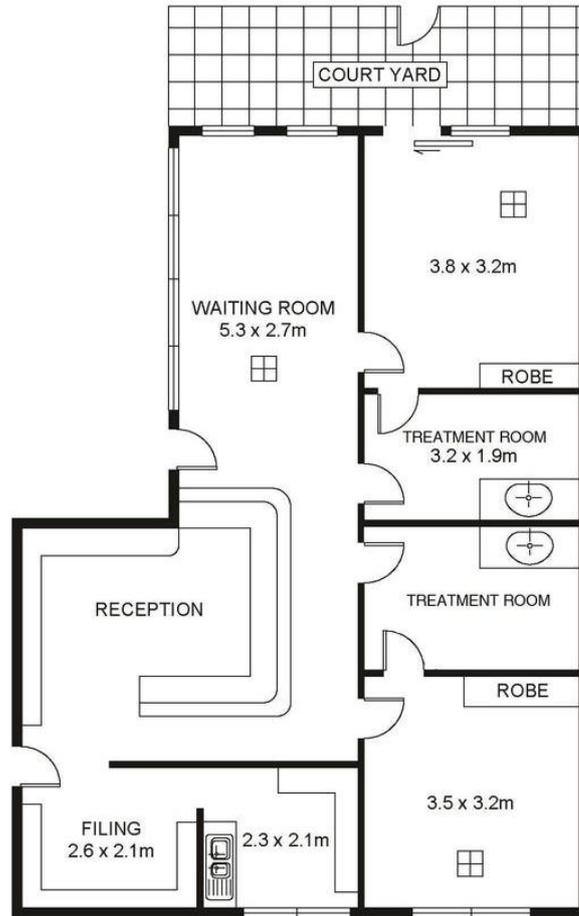
*\* Land Tax is dependent on the purchaser's entity and existing property ownership.*

## PRICE

The price guide for this property is **\$645,000 - \$690,000**.

No Stamp Duty is applicable for purchase.

# FLOOR PLAN



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 82m<sup>2</sup>



1/22 Melbourne Street, North Adelaide

# PHOTOS



# DISCLAIMERS

## **IMPORTANT INFORMATION**

ProRealty Property Consultants is proud to offer this property For Sale. This Information Memorandum provides physical and financial details of the property and the proposed transaction.

This Information Memorandum has been prepared by ProRealty Property Consultants on behalf of the vendor.

Its purpose is to provide information in relation to the property and the investment opportunity that is available. It is produced solely as a general guide for interested parties and does not constitute a valuation advice or offer.

## **GENERAL DISCLAIMER**

This investment report has been prepared by ProRealty Pty Ltd. This document does not constitute an offer or contract of sale or any part of an offer or contract of sale. It is intended only as a guide and an aid to further investigation by potential purchasers. Potential purchasers accept this document on the condition that they will make their own enquiries and obtain their own independent advice in order to verify the accuracy of the information presented in this document. The content of this document has been derived, in part, from sources other than ProRealty Pty Ltd and may be based on assumptions. In passing this information on, ProRealty Pty Ltd do not warrant that such information or assumptions are accurate or correct.

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## **GST DISCLAIMER**

ProRealty Pty Ltd advises that the financial information in this report, relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the returns derived there from after obtaining expert professional advice.

## Form R7

### Warning notice

Financial and investment advice

*Land and Business (Sale and Conveyancing) Act 1994* section 24B

*Land and Business (Sale and Conveyancing) Regulations 2010* regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

**You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.**

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.

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