

INFORMATION Memorandum

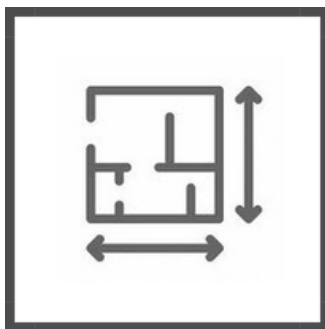


11 O'Connell Street
NORTH ADELAIDE
SA 5006

KEY ASSET HIGHLIGHTS



Affordable
Option For Prime
Location



Building Area
125sqm



Tenanted
Investment



High visibility



Suitable for
Medical/Consulting
Retail/Office/
Hospitality



Prime North
Adelaide Location



Ideal for owner-
occupiers or
investors



1 Dedicated
Carpark



Fully fitted with
commercial
kitchen

11 O'Connell Street

North Adelaide SA 5006

**CENTURY 21
COMMERCIAL.**



Century 21 Commercial Adelaide is proud to present 11 O'Connell Street, North Adelaide for sale.

Lease details:

- Rent rate: \$60,000 + GST + outgoings
- Lease term: 5 Years starting 24th of June, 2026
- Renewals: 2 Further terms of 5 years
- Bank Guarantee: 3 Months

Key Highlights:

- 125 sqm* ground-floor strata unit
- Includes grease trap, cool room, and kitchen fit-out
- Full-height glass frontage with strong street exposure
- Prime O'Connell Street location near cafes, shops & hotels
- Walk to Adelaide Oval, CBD & hospitals
- Ready to occupy or lease – ideal for investors or owner-operators

11 O'Connell Street North Adelaide presents a rare opportunity to secure a premium ground-floor commercial space in one of Adelaide's most tightly held precincts.

FINANCIAL SUMMARY

PROPERTY OUTGOINGS

ESL	\$1,330.00 p.a
Council Fee	\$5,400.00 p.a
SA WATER	\$1,363.00 p.a
STRATA	\$3,127.00 p.a
TOTAL OUTGOINGS	\$11,220.00 p.a



Certificate of Title

Title Reference	CT 6258/475
Status	CURRENT
Easement	NO
Owner Number	71071818
Address for Notices	CARE 1ST FLOOR, 190 FULLARTON ROAD DULWICH SA 5065
Area	NOT AVAILABLE

Estate Type

FEE SIMPLE

Registered Proprietor

WWA NOMINEES PTY. LTD. (ACN: 618 137 956)
OF CARE 1ST FLOOR 190 FULLARTON ROAD DULWICH SA 5065

Description of Land

LOT 5 SECONDARY COMMUNITY STRATA PLAN 24303
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12736183	BANK OF QUEENSLAND LTD. (ACN: 009 656 740)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0220003043	CURRENT	11 O'CONNELL STREET, NORTH ADELAIDE, SA 5006

Notations

Dealings Affecting Title

NIL

Notations on Plan



Product	Title Details
Date/Time	27/01/2026 05:44PM
Customer Reference	
Order ID	20260127011562

Lodgement Date	Dealing Number	Descriptions	Status
15/10/2007 11:34	10814795	BY-LAWS	FILED
15/10/2007 11:34	10814796	SCHEME DESCRIPTION	FILED

Registrar-General's Notes

AFFECTED BY C24301

Administrative Interests

NIL

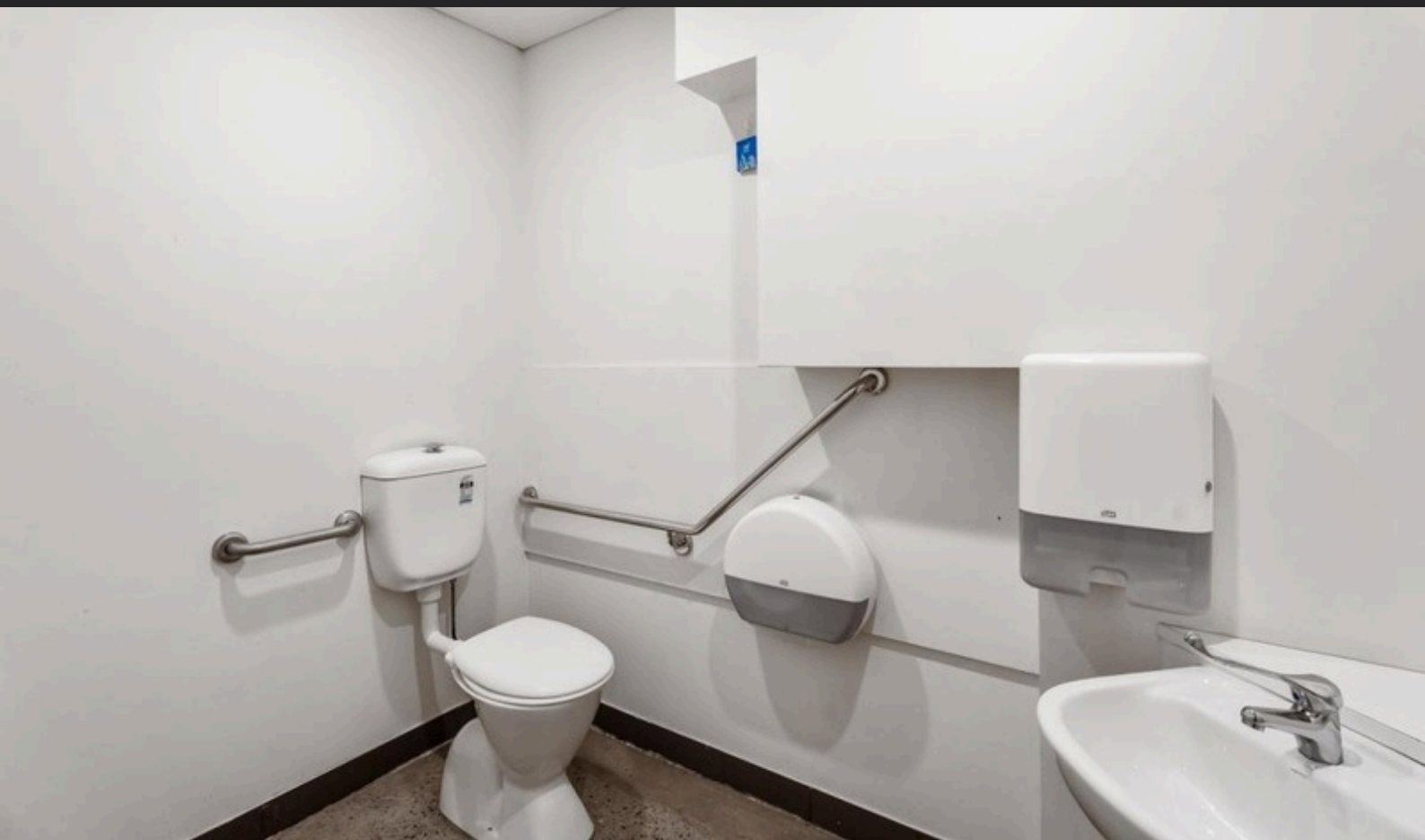
CENTURY 21 COMMERCIAL.





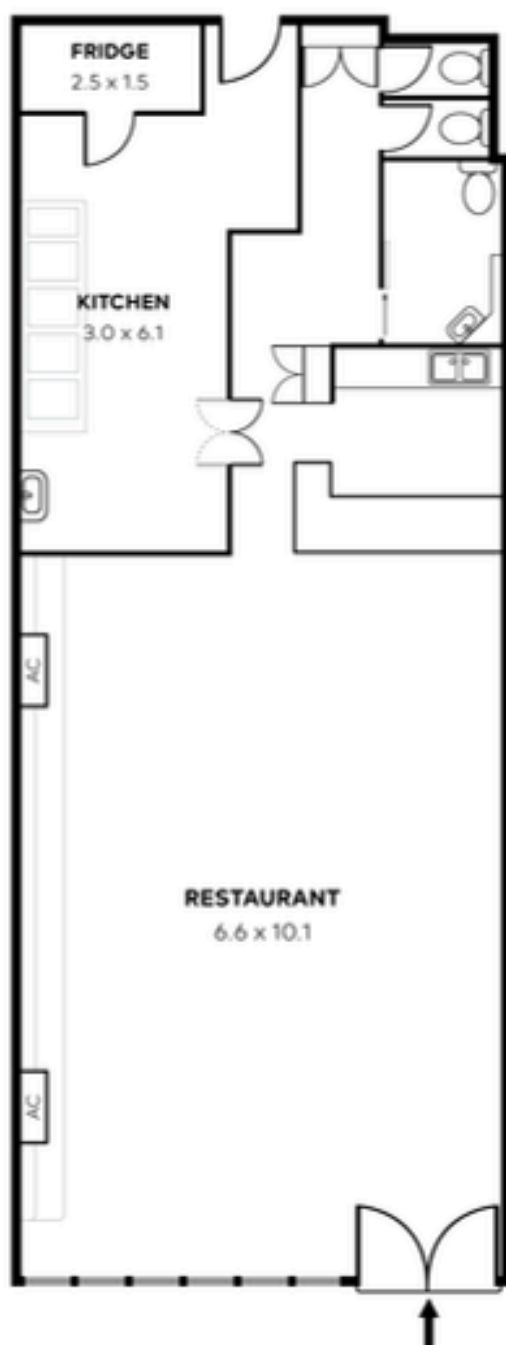






CENTURY 21 COMMERCIAL.





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.

TOTAL: 125m²

11 O'CONNELL STREET, NORTH ADELAIDE

SALES PROCEDURE

The property will be sold by way of Expression of Interest.

FURTHER DETAILS

For further information, such as floor/site plans and the asbestos register, please contact the agent directly. Any questions or requests for additional details can be directed to the agent using the provided contact information.

INSPECTIONS

Inspections required by prospective buyers and their consultants are available strictly by appointment through the exclusive agents.

REVISIONS TO THE PROCESS

The vendor retains the right, at its sole discretion, to postpone or cancel the proposed sale of the freehold interest in the properties and to modify or add any terms, conditions, or other material related to the proposed sale. This document does not impose any obligation on the Vendor to negotiate, attempt to sell the properties, or reach any agreement with any party.

FORM R7

Warning notice

Financial and investment advice

*Land and Business (Sale and Conveyancing) Act 1994 Land
and Business (Sale and Conveyancing) Regulations 2010*

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.

METHOD OF SALE

11 O'Connell Street
NORTH ADELAIDE
SA 5006

Is offered for sale by way of expression of interest ending on **19th of June at 1 PM**. Please contact the Commercial Sales Agents for more information or to arrange a viewing.



MATT LAZARUS

Principal

Sales & Leasing

0430 745 100

matt.lazarus@c21commercial.com.au



RONALD OZERI

Director

Sales & Leasing

0413 003 029

ronald.ozeri@c21commercial.com.au

**CENTURY 21
COMMERCIAL.**

Inspections are available strictly by appointment and can be scheduled through the selling agent.
www.c21commercial.com.au



DISCLAIMER: The opinions, estimates, and information presented herein or otherwise in relation hereto are provided by Century 21 Commercial and affiliated companies to the best of their judgment, in good faith, and based on data or sources believed to be reliable. The material contained herein is not intended as a substitute for individual advice from Century 21 Commercial or another advisor capable of providing the services of a qualified professional. Century 21 Commercial, its officers, employees, and agents expressly disclaim any liability and responsibility to any person, whether a reader of this publication or not, in respect of anything and the consequences of anything done or omitted to be done by any such person in reliance, whether wholly or partially, upon the whole or any part of the contents of this publication. * All areas are approximate.

**CENTURY 21
COMMERCIAL®**