

The Ray White logo is positioned in the top right corner of the image. It consists of the words "RayWhite" in a bold, sans-serif font, with "Ray" in black and "White" in white, set against a solid yellow rectangular background.

RayWhite.

A wide-angle photograph of a modern industrial building with a dark grey, metallic-looking facade. The building features a large, dark roller door on the right side and a smaller entrance with glass windows on the left. A tall antenna or mast structure is mounted on the roof. The building is surrounded by a paved area, some greenery, and a clear blue sky with scattered clouds.

Information Memorandum

2/52 Wodonga Street Beverley

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Disclaimer

Introduction



David Scalamera
Principal

Ray White Magill is pleased to be the agent representing the sale of this quality investment on behalf our Vendors.

A clean and tidy office/warehouse located in the western suburbs of Adelaide, offering a great opportunity for owner occupiers to operate their own business from or investors thinking long term.

The property is strata title and the group is operated in similar manner to a Torrens Title with direct street access and two street frontages. It boasts a corner position with parking for 8 vehicles and a hardstand area. This area can also be utilised to place a shipping container to achieve additional income.

The construction is high quality tilt-up concrete and it has well-designed office spaces. The warehouse offers a generous clearance of 4.8m* to 5.5m*, along with a 4.2m* roller door clearance for convenient access. Additionally, the offices within the warehouse enjoy the comfort of split system air conditioning in each room.

Located just 8.3km* from the bustling Adelaide CBD, this property benefits from easy access to Port Road, ensuring excellent connectivity to various destinations. Furthermore, it is offered with vacant possession and ready for it's occupancy.

This office/warehouse investment opportunity presents an ideal prospect for those seeking a quality property to run their business from or simply a reliable investment opportunity.



Executive Summary

Address	2/52 Wodonga Avenue Beverley	
Sale Method	By Negotiation	
Local Government Area	City of Charles Sturt	
Zoning	Strategic Employment - SE	
Present Use	Office / Warehouse	
Land Details	598sqm*	
Building Details	305sqm* of showroom, office and warehouse area Built in 1990	
Legal Description	2/52 Wodonga Avenue Beverley and being unit 2 on strata plan 14259 in the area named Beverley in the hundred of Adelaide and being the whole of the land in Certificate of Title 5571 Folio 165	
Site Particulars	The site comprises of one strata title with it's own street frontage on a corner position. There are a total of 4 office/warehouses within this strata group.	
Income	Currently \$60,000 per annum <i>(Plus GST, plus outgoings)</i>	
Tenure	Original Term	Two (2) years commencing on 1 July 2025
	Renewals	One right of renewal of two (2) years commencing on 1 July 2027
	Rent Reviews	4% rent increases on each anniversary of the Commencement Date

*approximate

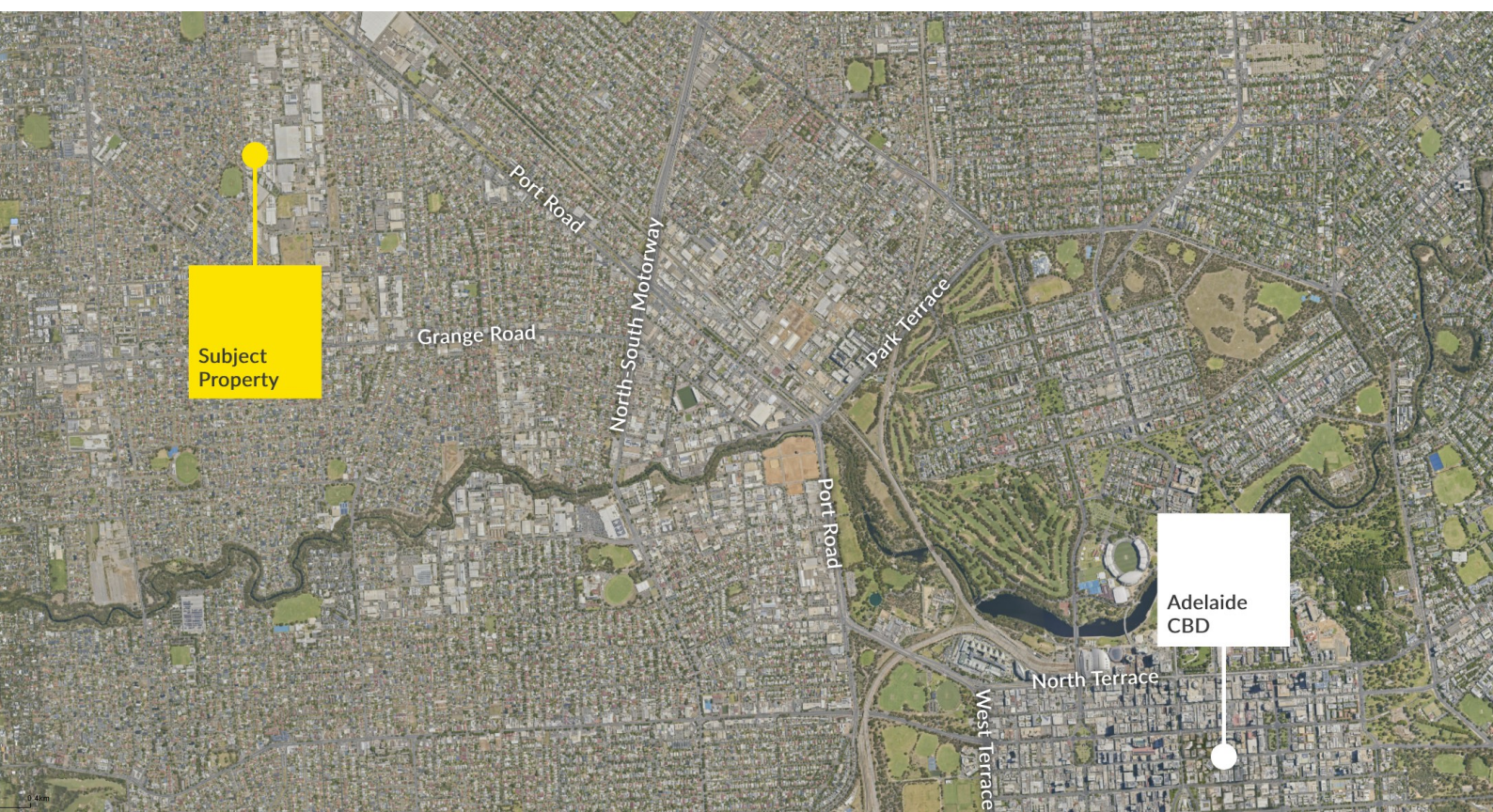
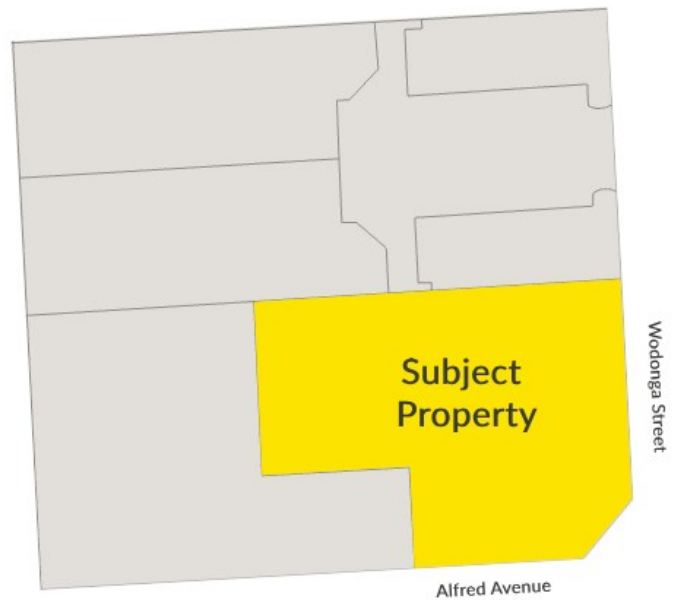
Location

Inner West

2/52 Wodonga Street, offers a desirable location in the west and within close proximity to Adelaide's CBD, approximately 8.3* kilometres away. This property benefits from easy access to the Port Road and North-South Motorway, facilitating convenient travel to various destinations within and outside the city. The area is predominantly commercial, with a focus on industrial activities, complemented by a small residential presence.

One of the main attractions of this property is its tilt-up concrete construction and corner position. It is located in a strata group alongside other office/warehouses with its own carpark with 8 car spaces and hardstand area. This area can also be utilised to hold a shipping container.

Beverly is quickly becoming a desired area that is in great demand with commercial investors and owner occupiers alike. It is a desirable location that is close to Adelaide's CBD, with easy access to major transportation routes.





Financial Summary

Tenant		Annualised
Outgoings	Council Rates <i>incl. RL Levy</i>	\$6,226.80
	Emergency Services Levy	\$1,069.50
	Building Insurance	\$2,075.00
	Water Rates & Usage	\$1,521.27
	Electricity	\$2,180.95
	Body Corporate Fees	Nil.
	Land Tax <i>as single holding non-trust ownership</i>	Nil
	Total Outgoings	\$13,073.52

*approximate

Zoning

Strategic Employment Zone

The desired outcome of this zone is to a range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.

More information can be found on the PlanSA portal:

<https://code.plan.sa.gov.au/home/property-details?type=valuation&sid=2524730230>





Method of Sale

This property is being offered for sale **by Negotiation**. Please refer to the agent for the price.

Conclusion

Thank you

On behalf of Ray White Magill, we would like to thank you for expressing your interest in this property and we encourage you to reach out if you have any questions or would like any further documentation, such as:

- Contract of Sale
- Vendors Disclosure Statement (Form 1)

Ray White Magill

(08) 8998 6103

magill.sa@raywhite.com

Level 2, 431 King William Street, Adelaide SA 5000

David Scalamera

0422 545 495

david.scalamera@raywhite.com

Annexure A | Floorplan



0 2 4 6 8 10m

2/52 Wodonga Street, Beverley

ESTIMATED GROSS LETTABLE AREA

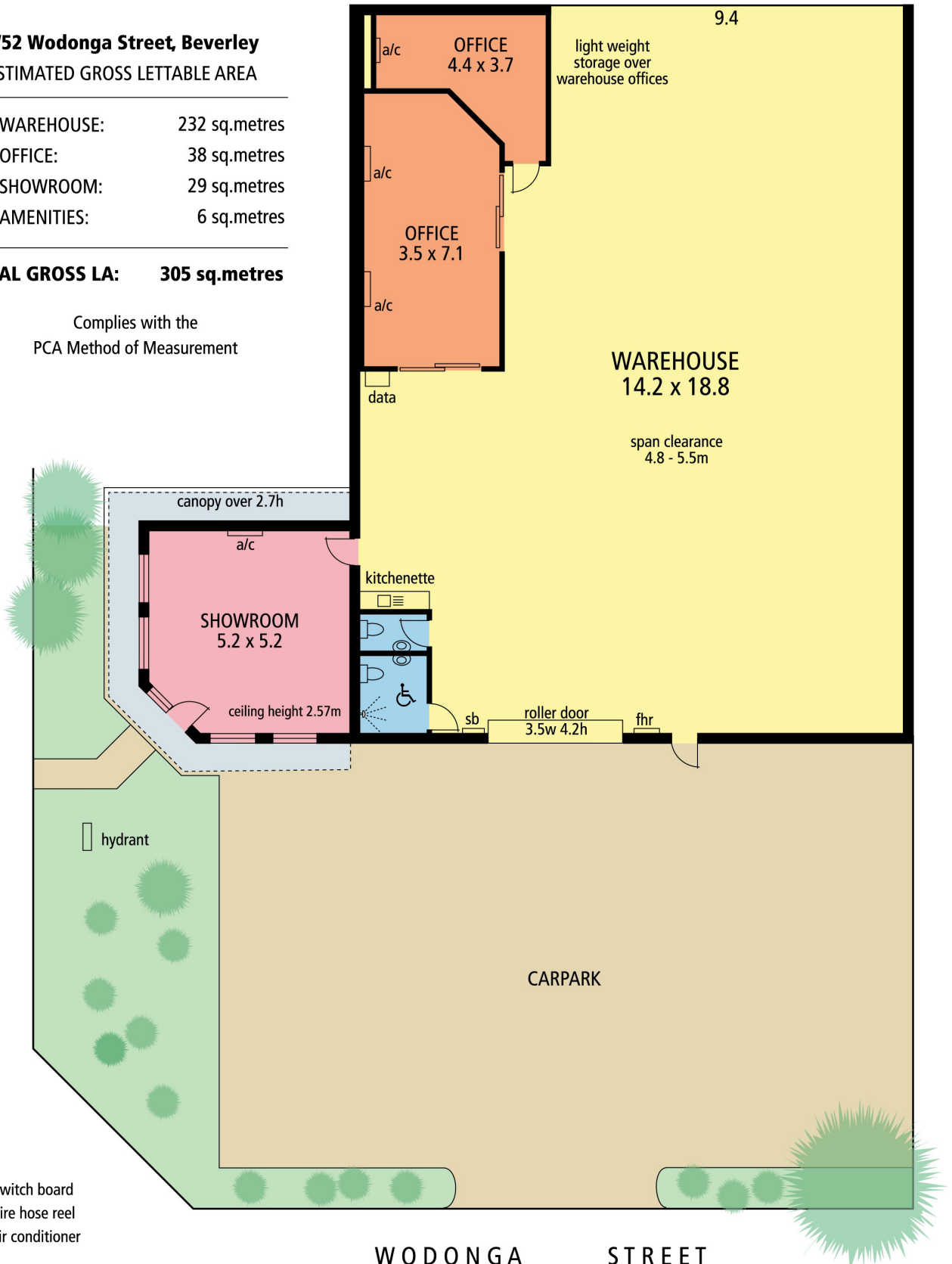
WAREHOUSE:	232 sq.metres
OFFICE:	38 sq.metres
SHOWROOM:	29 sq.metres
AMENITIES:	6 sq.metres

TOTAL GROSS LA: 305 sq.metres

Complies with the
PCA Method of Measurement

ALFRED

AVENUE



sb = switch board
fhr = fire hose reel
a/c = air conditioner

WODONGA STREET

Annexure B | Certificate of Title

Certificate of Title

Title Reference CT 5571/165
Status CURRENT
Easement NO
Owner Number 71236838
Address for Notices
Area NOT AVAILABLE

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

Description of Land

UNIT 2 STRATA PLAN 14259
IN THE AREA NAMED BEVERLEY
HUNDRED OF YATALA

Last Sale Details

Dealing Reference TRANSFER (T) 13627207
Dealing Date 01/10/2021
Sale Price
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13627208	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
2524730230	CURRENT	Unit 2, 52 WODONGA STREET, BEVERLEY, SA 5009

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Annexure C | Strata Plan

STRATA PLAN NUMBER	
SP 14259	
THIS IS SHEET 1 OF 3 SHEETS	
DEPOSITED	28 / 8 / 1998
PRO REGISTRAR-GENERAL	
MAP REFERENCE	6628 - 4C - q
TITLE REFERENCE	C.T. VOL. 5082 FOL. 96 C.L. VOL. 5305 FOL. 720
O.B./LAST PLAN REF	F P 33351 TOTAL AREA 2293 m ²
HUNDRED	YATALA
TOWNSHIP/AREA	BEVERLEY
COUNCIL	CITY OF CHARLES STURT
LOTS 5 & 6 in DP 21375	
PT SEC. 396	
SCALE	0 5 10 15 20 METRES

ANNOTATIONS

I, **KEVIN JOHN PETRILLI**, a licensed surveyor under the Survey Act, 1992, certify:

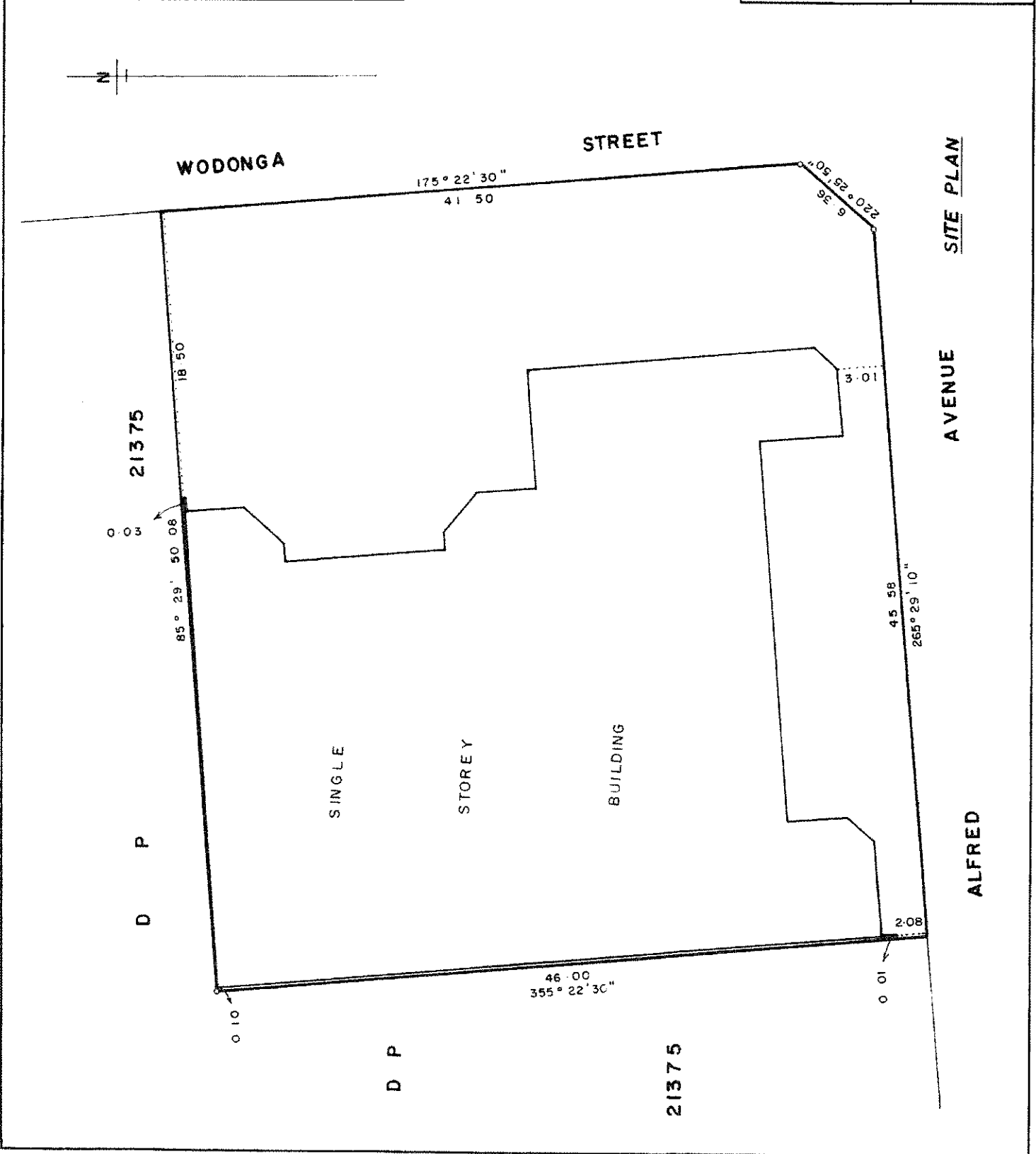
(a) that this plan correctly delineates the boundaries of the land comprised in the plan and all units, unit subdivisions, common property and other buildings shown on the plan;

(b) that this plan is correct for the purposes of the Strata Titles Act 1986, and regulations.

Dated this 18th day of FEBRUARY 1998.

[Signature]
Licensed Surveyor

KEVIN J. PETRILLI
LICENSED SURVEYOR
C/O GS SURVEY DRAFTING
19 HARROW TERRACE KINGSWOOD SA
5062
F 800 - PFI MOBILE (041) 3752889



SP 14259

THIS IS SHEET 2 OF 3 SHEETS

DEPOSITED 28/8/1958

PRO REGISTRAR GENERAL

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CITY OF CHARLES STURT

SCALE	METRES			
0	5	10	15	20

ANNOTATIONS

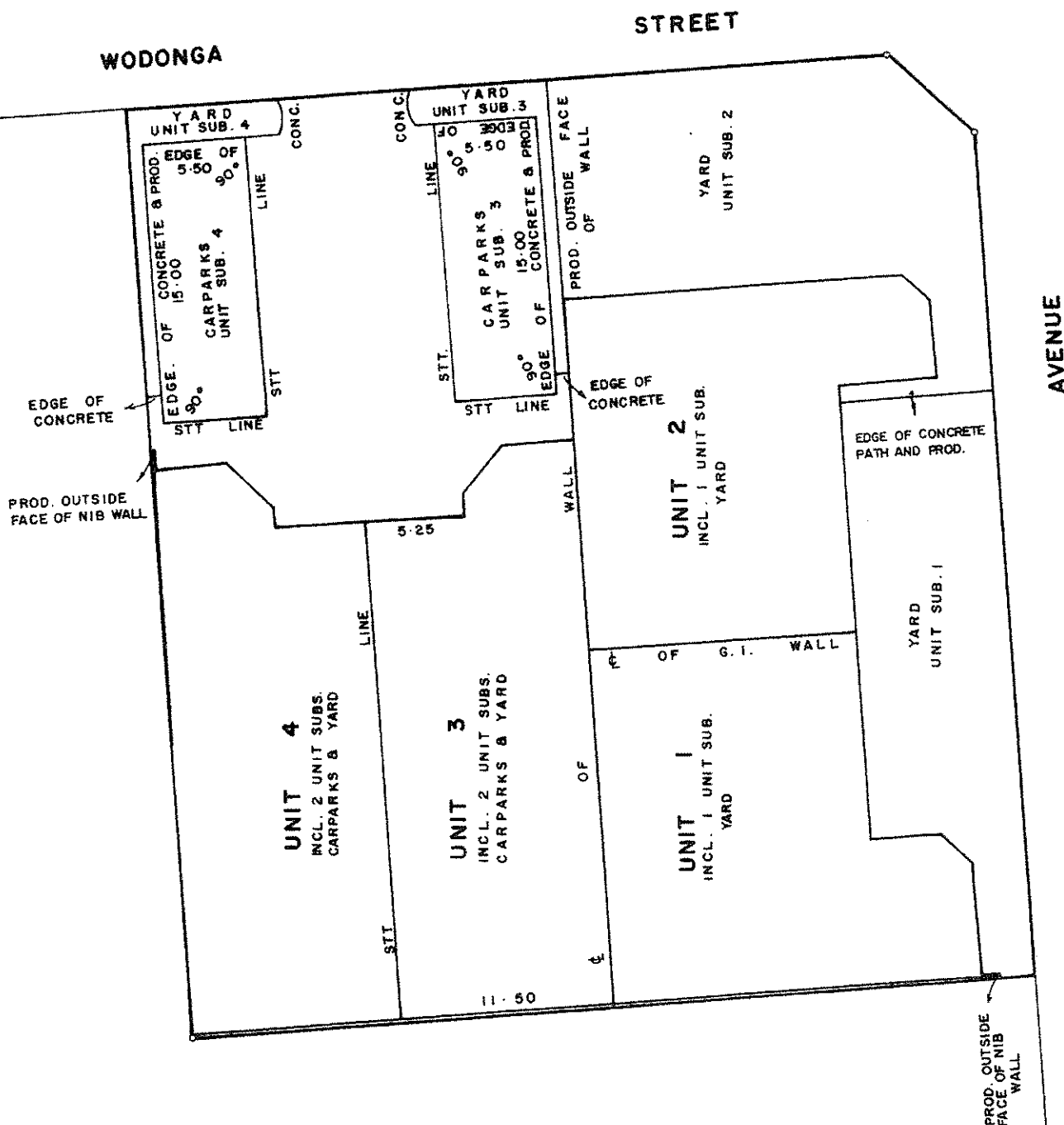
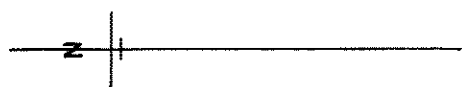
THE LOWER AND UPPER BOUNDARIES OF THE UNIT SUBSIDIARIES SHOWN AS YARD LEVEL AND 3.00 METRES ABOVE THE SAME RESPECTIVELY

GROUND FLOOR PLAN

KEVIN J. PETRILLI
LICENSED SURVEYOR

F800-PP1

DOL - E



Disclaimer

Confidentiality

By accepting the information contained in this Information Memorandum ("IM"), information appended to this IM or information subsequently provided to the recipient ("Recipient") of this IM ("Information"), whether orally or in writing by or on behalf of Business name trading as Ray White Magill, or any person named in or involved in the preparation of the Information or any of their respective directors, officers, shareholders, partners, affiliates, employees or agents (collectively the "Discloser"), the Recipient agrees to keep the Information confidential.

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- Whether reasonable care has been or will be taken in compiling, preparing and furnishing the Information.

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