



2A - 2D Williams Street Whyalla Norrie SA

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Impressive investment opportunity centrally located Whyalla Norrie, providing four tenancies.

? SHOP A - Vacant 40m2 Ex-Hairdressing Salon.

? SHOP B - Occupied by Women's & Men's hairdressing Salon.

? SHOP C - Occupied by Physiotherapy practice until March/April 2024.

? SHOP D - Vacant 130m2 currently being negotiated.

The original asbestos roof on the building has been removed and the building completely re-roofed (At a cost of approximately \$120,000) with a new fascia established on the building.

Centrally located with good on street parking at the front door, 2 William Street has a potential rental income of approximately \$45,000 per annum including outgoings if

Price	: \$360,000
Building Size	: 750 sqm
Land Size	: 1000 sqm
View	: https://www.petercalliss.com.au/sale/sa/eyre-peninsula/whyalla-norrie/commercial/retail/7788631

Commercial Sales Agency Agreement: Schedule



1. VENDOR: Full Name(s): MEERKAT FAMILY PTY LTD	
Primary Contact: Given Name: PETER & SANDY Surname: PELZER	
Email: pelzer@optusnet.com.au	
Street: UNIT 26/56 GUINEAS CREEK ROAD	
Suburb: CURRUMBIN WATERS	State: QLD Postcode: 4223
ABN/ACN (if applicable):	
Telephone: W: H: M: 0401 146 874 F:	
<input checked="" type="checkbox"/> The vendor gives the agent authority to serve documents and notices to the vendor using this email supplied or any other email as advised by the vendor in writing.	

2. AGENT: Company Name/Legal Entity: P.Calliss Pty Ltd - trading as Peter Calliss Real Estate	
Company Representative: Peter Calliss	
Street: 12 Forsyth Street	
Suburb: WHYALLA	State: SA Postcode: 5600
ABN/ACN (if applicable): 28 008 162 623	RLA No: 2154
Telephone: W: 08 8645 8144 M: 0419 817 489 F: 08 8645 9500	
Email: petercalliss@bigpond.com	

3. PROPERTY: Street: 2 WILLIAMS STREET	
Suburb: WHYALLA NORRIE State: SA Postcode: 5608	
Council area: THE CORPORATION CITY OF WHYALLA	
Zone: LOCAL SHOPPING	
Certificate of Title Reference: Volume: 6035	Folio: 65
Strata/Community Title No:	<input checked="" type="checkbox"/> N/A
Strata/Community Manager:	T.
<input type="checkbox"/> Multiple Titles - refer Annexure.	
<input type="checkbox"/> Further description of Property - refer to Annexure.	

4. SOLE / GENERAL AGENCY:	<input checked="" type="checkbox"/> Sole Agency <input type="checkbox"/> General Agency
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5. TERM (SOLE AGENCY):	
Commencement Date: 15 / 09 / 2023	
End Date: <input checked="" type="checkbox"/> 14 / 03 / 2024 (inclusive) or	
<input type="checkbox"/> the conclusion of days after the *auction / close of tender / close of registration of interest	
Note: At the conclusion of the Sole Agency period, the Agency will continue as a General Agency until terminated by either party in writing.	

6. PREVIOUS AGENCY: <input checked="" type="checkbox"/> Not applicable	
<input type="checkbox"/> Previously listed for sale with	
<input type="checkbox"/> as Sole Agency <input type="checkbox"/> as General Agency	
<input type="checkbox"/> The Vendor has terminated the previous Sales Agency Agreement	
<input type="checkbox"/> The Vendor will terminate the previous Sales Agency Agreement forthwith	
Note: Failure to terminate the previous Sales Agency Agreement could result in the Vendor being liable to pay Professional Fees to both the Agent and the previous agent.	

INITIALS