



## PRIME CITY FRINGE: OFFICE & WAREHOUSE +

**Offers Above \$2m**

A rare opportunity to secure a strategically located commercial property in one of Perth's most sought-after city fringe locations. Perfect for investors, developers, and business owners, this site offers multiple income streams, subdivision options, and future redevelopment potential.

### Property Overview:

- Corner block: Land 488 sqm | Office 108sqm | Warehouse 180sqm
- Zoned Commercial with multiple permitted uses
- 6m roof height | 125mm reinforced concrete slab | Overhead gantry rail (2-tonne capacity) for industrial operations | Add mezzanine level within warehouse
- Four rooms, plus an open office, kitchen, and bathroom | Add another storey
- Dual Income | Subdivide into 2 lots and sell individually | Prime City Fringe | Walk to Train & Easy Freeway access

This high-growth location presents exceptional commercial demand and strong future development potential, making it a prime opportunity for investors, developers, and business owners. Act now – opportunities like this are rare and highly sought after.

For further details or to arrange an inspection, contact Chanel Loy at 0422 105 352.



Open your smartphone camera to the QR code to see the 3D virtual



**Chanel Loy**

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**Water Rates:** \$1,910p/a

**Parking:** 4

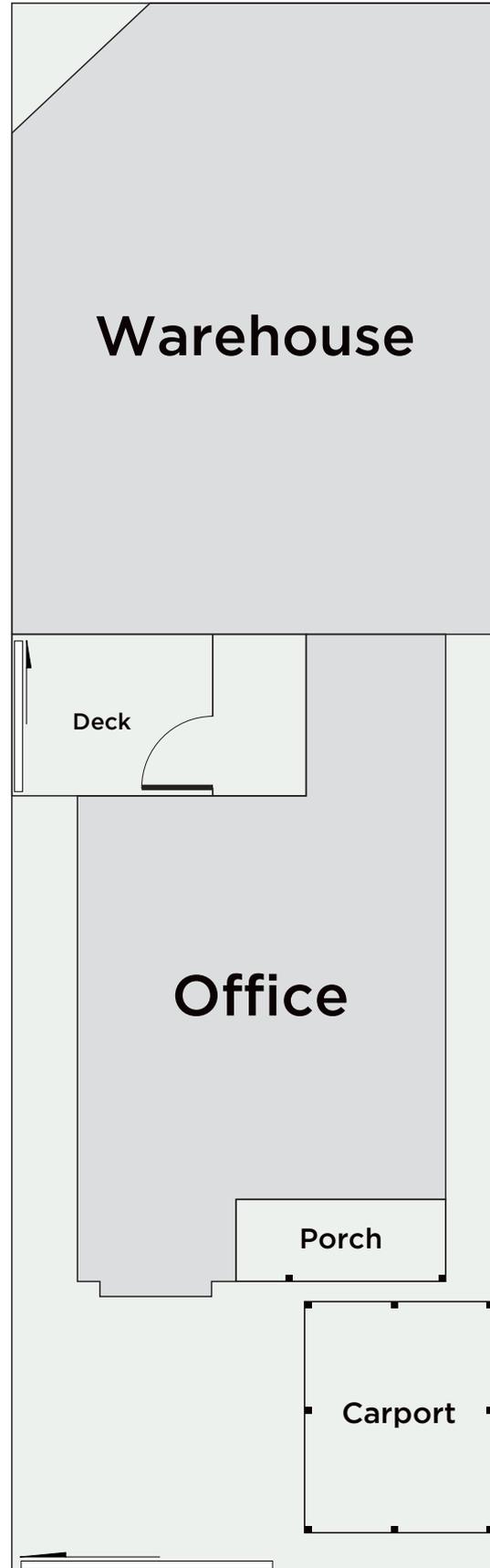
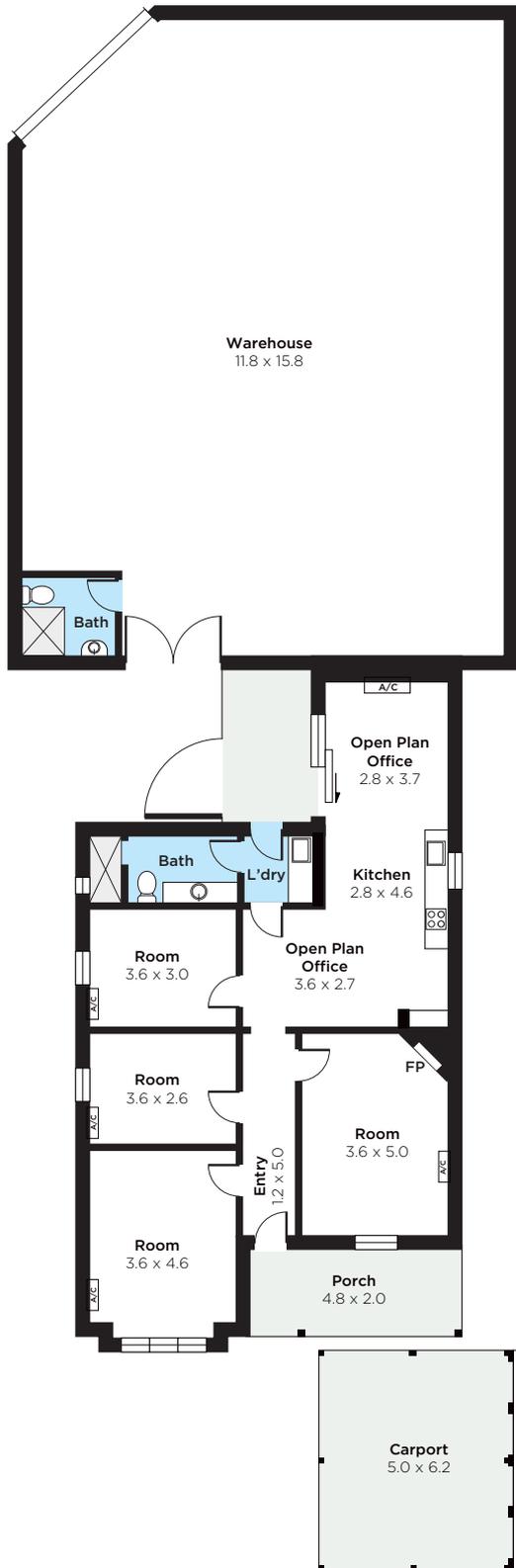
**Shire Rates:** \$4,848.05p/a

**Size:** 488.00 m2

The particulars of this brochure are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or his agent

**APPROXIMATE AREAS**

|              |                |
|--------------|----------------|
| Office       | 108 sqm        |
| Warehouse    | 180 sqm        |
| Porch        | 10 sqm         |
| Carport      | 31 sqm         |
| <b>Total</b> | <b>329 sqm</b> |



1 Bramall Street, East Perth, WA, 6004

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

