



## Long Term Retail Investment Opportunity United Petroleum

Industrial/Warehouse • Retail

13 Stebbing Road, Maddington, WA 6109

**Floor Area:** 5,565 m<sup>2</sup>

**Land Area:** 0.56ha (1.38 acres)  
(approx)

**For Sale**

For Sale via Offers Invited  
Offers to Purchase

### Property Description

- **15 Year Lease plus Options**
- **\$366,000 Net Income p.a. + GST**
- **Strategic Homebound Location**

JLL Industrial & Investment Teams are pleased to present United Petroleum Maddington at 13 Stebbing Road to the market; a brand new metropolitan service station and convenience retailer located in one of Perth's best performing growth corridors.

United Petroleum Maddington benefits from its strategic position on the corner of Stebbing and Kelvin Road with the latter being the main arterial road through the heart of Maddington.

Maddington is only 20 kilometres southeast of the CBD of Perth and is part of the rapidly expanding City of Gosnells, with an expected population increase of 25% in Maddington alone over the next 15 years.

United Petroleum are an independently Australian owned petrol and convenience company and one of the fastest growing independent corporations in Australia. United are vertically integrated with control of terminal facilities, which allows United Petroleum to offer high quality petroleum products, increase supply-chain security, pricing and negotiating benefits and the ability to compete aggressively with major competitors.

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### Additional Details

**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment



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