



High Exposure Showroom on Prominent Corner

For Sale

\$3,625,000.00 Going Concern
For Sale

Industrial/Warehouse

738 Marshall Road, Malaga, WA 6090

Floor Area:

3,210 m²

Land Area:

0.76ha (1.88 acres) (approx)



Property Description

- **Suit Bulky Retail Operator**
- **High Roof Clearance of 5.5m**
- **In Excess of 100 Parking Bays**

Colliers International as exclusive selling agents are proud to present 738 Marshall Road to the market for sale and/or lease.

The property offers a blank canvas showroom with warehouse storage space and office space that can be used or removed, suiting an owner operator in the Bulky Retail sector.

The Property Specifications Include:

- Land Area of 7,576 sqm
- Total Building Area of 3,210 sqm
- Showroom space of 1,800sqm (approx)
- Warehouse space of 400sqm (approx)
- Warehouse space (2) of 1,014 sqm (leased)
- Car Parking 100 bays *
- Secure Premises with alarm system
- Zoning of 'Highway Service' and 'Industrial Development'

The property offers significant street frontage to Marshall Road and a prime corner location and can be sold with vacant possession or as a leased investment with refurbishment potential.

The owners will review all offers with Colliers International inviting offers to purchase with a price guide of \$3,625,000 (going concern).

To arrange an inspection or to request an information memorandum please contact the exclusive selling and leasing agents.

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