



**LOW PRICE
GUARANTEE**



Modern Total Tools Investment

Industrial/Warehouse • Showrooms/Bulky Goods • Land/Development

1964 Beach Road, Malaga, WA 6090

Floor Area:

1,141 m²

Land Area:

2539.00 m² (approx)

Sold

Contact Agent

Sold: Mon 31-Aug-20



Property Description

- **Long 10 Year Lease to 2028 + Options**
- **Guaranteed rental growth**
- **Fixed 3.5% annual rental increases**

New 2018 build, significant depreciation allowances
Australia's largest independent professional tool retailer, 80+ stores
Malaga: premiere industrial suburb just 13 km from Perth CBD
High profile 2,538 sqm site
1,141 sqm high quality building
27 valuable on-site parking spaces
Near Hungry Jack's, Dulux, Reece Plumbing and Bunnings
Tenant pays outgoings, as per the lease
Net Income: \$263,521 pa + GST

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

1964 Beach Road, Malaga, WA 6090



Rhys Parker
0451 101 042

Michael Gilbert
0430 024 790



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