



Leased Investment with Strong Holding Income

Industrial/Warehouse • Showrooms/Bulky Goods

45 Welshpool Road, Welshpool, WA 6106

Floor Area: 1,773 m²

Land Area: 3422.00 m² (approx)

Property Description

- **Fully Leased**
- **Land: 3,422 sqm**
- **Net Rent \$377,096.28 pa net + GST**

A multi-tenanted property with strong holding income is being offered to the market buy offers invited from \$6million. The property boasts two street frontages with direct Access to Welshpool with rear access from Adrian Street also. The Front of the building has been newly renovated with no expense spared.

The subject property offers:

- 45 metre approximate frontage to Welshpool Road
- 30 metre approximate frontage to Adrian Street
- High quality office/reception area and amenities
- Kitchenette, shower and disabled toilet
- Strong Holding Income

Total Building Area: 1,773 sqm Approx.

Land Area: 3,422 sqm

Current Rent: \$377,096.28 pa net + GST

Outgoings: \$43,640.00 pa + GST

IM Report : Available

Contact Con Passaris or Jonathan Kilborn to arrange an inspection...

For Sale

Sale by Offers invited
For Sale

Additional Details

Tenure Type

Vacant Possession



Con Passaris

0412 004 374

Jonathan Kilborn

0404 796 137

AGORA Property Group - NEDLANDS

Level 1, 187 Stirling Highway, Nedlands WA 6009