



## THE ULTIMATE DEVELOPMENT SITE WITH HOLDING INCOME

Land/Development • Showrooms/Bulky Goods

24 Ascari Lane, Joondalup, WA 6027

**Floor Area:** 250 m<sup>2</sup>

**Land Area:** 3487.00 m<sup>2</sup> (approx)

**For Sale**

**\$1,950,000**

**For Sale**

### Property Description

- **Zoned: City Centre**
- **Holding Income: \$127,896 PA**
- **Showroom/warehouse: 250sqm**

Tilt Commercial is pleased to present this exceptional opportunity. The property is strategically positioned in the heart of the Joondalup Business District within walking distance to Lakeside Shopping Center and the Joondalup Train Station. Two tenants occupy the premises which comprises 250sqm\* of combined showroom / warehouse and the balance being open air display area with parking. This rare site presents an opportunity for a potential mix of uses which may incorporate commercial and / or residential development.

Property Highlights:

- Land area: 3,487sqm
- Showroom / warehouse: 250sqm\*
- Strong rental income: \$127,896 PA + Outgoings + GST
- Zoning suites a variety of uses
- Max building height: 45 metres
- Street frontage: 50 metres
- Massive exposure
- Walking distance to Lakeside Shopping Center & Joondalup Train Station
- Directly opposite Eclar Park
- Easy access to the Mitchell Freeway...

### Additional Details

**Building**  
Whole

**Parking**  
**Comments**  
Abundance of  
Parking



**Craig Cairns**

0421939668

**Tilt Commercial - Balcatta**

24/10 Geddes Street, Balcatta WA  
6021