



For Sale - Unique Industrial Property

Offices • Other • Retail

5/49 Boranup Avenue, Clarkson, WA 6030

Floor Area: 64 m²

Land Area: 59.00 m² (approx)

For Sale

Contact Agent

Expression of Interest

Property Description

This unique 64sqm property is currently being used as an office, however, it can easily be converted into a Café/Lunch bar (STCA) as the internal design and the existence of a grease trap will considerably reduce the fit-out costs. If the preferred use is as an office, then little to no additional costs are required.

Located in the tightly held Clarkson industrial precinct this unique unit offers a variety of uses for anyone looking to transition from a tenant to an owner-occupier. This property is close to an arterial road network being only 600m from Marmion Avenue, 1.4km from Mitchell Freeway and 200m from Neerabup drive

Key Features of the Property:

- 64sqm building area.
- Grease Trap installed
- Existing Office with reverse cycle A/C
- Disabled Toilet and Shower (end of trip facility)
- Street Fronting Unit with Good Exposure
- Ample parking

For a Lunch bar / Café customers can be drawn from the commercial precinct and the large neighbouring residential catchment area.

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