



Fantastic Leased Commercial Investment

Offices • Retail • Medical/Consulting

10/31 Green Road, Hillarys, WA 6025

Floor Area: 145 m²

Land Area: 173.00 m² (approx)

Sold

\$550,000

Sold: Mon 14-Feb-22

Property Description

- **Leased Investment - fully net lease**
- **Near new building**
- **Great location**
- Near New Mixed Use Building – significant depreciation benefits.
- Leased Investment – substantial income from Day 1.
- Net Lease – tenant paying all outgoings.
- Secure complex.
- Ground Level external access and internal access.
- Signage.
- Multiple car parking bays plus visitor bays within complex.
- Storage and common areas including toilets/change.
- Large public/customer parking directly opposite.
- Westfield Whitford City Shopping Centre nearby.

Current lease term running until 30 Sept 2022 + 3 year + 3 year options providing \$42,000 per annum net as at 1 October 2021, plus all normal outgoings.

High quality fully functional tenant fit-out.

Zoning under the City of Joondalup suits a variety of commercial uses.

Contact James Cornell on 0401 362 623 to discuss this opportunity.

Additional Details

Building	Car Spaces
Whole	2

PRAGGO
EORG
EST. 1996
Real Estate Agents & Valuers

James Cornell

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