



PRIME LEASED INVESTMENT WITH FUTURE ADD VALUE POTENTIAL

Offices • Showrooms/Bulky Goods

23 Frobisher Street, Osborne Park, WA 6017

Floor Area: 1,334 m²

Land Area: 2153.00 m² (approx)

Property Description

- **\$379,033 NET per annum with 4% increases**
- **Original lease to 2026 + 3x5 yr options**
- **5km from Perth CBD**

Alliance Commercial are pleased to exclusively present 23 Frobisher Street, Osborne Park to the market for sale.

We are excited to present this opportunity particularly as the property is located in the highly sought after Osborne Park location and more importantly within the precinct which benefits from the "Herdsman Glendalough Structure Plan" which potentially provides fantastic upside in the future with significant redevelopment opportunities. The property has a long established tenant which have been in the property since 2015 and still with many years to go. This property certainly appeals to investors wanting a solid return on their investment.

Enjoy the benefits of a substantial income today and the future redevelopment potential in the future. Additional Features are as follows:

- > 2,153m² Land
- > 1,334m² NLA
- > Modern and highly presentable property throughout
- > Property tenanted by B1 Homes and Let's Finance
- > Majority of tenant parent company owned by Japanese Conglomerate, Sumitomo

Alliance Commercial

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For Sale

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For Sale

Additional Details

Tenure Type

Tenanted
Investment