



## Substantial Commercial Offering - Former Gym Premises

Hotel/Leisure • Medical/Consulting • Offices

28 Holmes Street, Boulder, WA 6432

**Floor Area:** 1,300 m<sup>2</sup>

**Land Area:** 0.45ha (1.10 acres)  
(approx)

**For Lease**

\$13,000PCM + GST + Outgoings

### Property Description

- 4,469sqm\* Corner Lot
- 80 Sealed Parking Bays
- Re-development opportunities exist

28 Holmes Street, Boulder is set on 4,469sqm\* on the corner of Lionel Street and Holmes Street.

This former gym was purpose built in the mid 1980's, and is being offered to market 'For Lease' for the first time in 16 years. It presents an outstanding opportunity for a motivated gym owner looking for their serious slice of Goldfields real estate to lease, or a business owner or community group looking at the endless building re-purposing opportunities that exist as well.

The circa 1,300sqm\* of improvements are flanked by 80\* sealed car parking bays, and includes:

- Large open plan main floor area with split floor level & wall mirrors
- Large group fitness room with wall mirrors
- Former Spin-class room
- Multiple consultation/meeting rooms
- Managers Office (overlooking reception area)
- Generous Reception area with retail display area
- Separate Male & Female Change rooms (with showers, toilets & lockers)
- Indoor heated pool & cold plunge pool facility ...

### Additional Details

<b>Building</b> Whole	<b>Tenure Type</b> Vacant Possession
<b>Energy Efficiency</b> 0.0-star NABERS	<b>Car Spaces</b> 80
<b>Zoning</b> Local Business	<b>Parking Comments</b> Sealed Off Street



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