



## UNDER OFFER BY KONG WAI WITH 4 OFFERS RECEIVED

Retail • Offices • Medical/Consulting

Suite 1, 40, 152 Great Eastern Highway, Ascot, WA 6104

**Floor Area:** 99 m<sup>2</sup>

**Land Area:** 140.00 m<sup>2</sup> (approx)

**Sold**

**\$330,000**

Sold: Thu 29-Jul-21

### Property Description

Kong Wai Wong with Mark Hay Realty Group has the pleasure in presenting an entry level commercial investment opportunity for an astute investor seeking great return.

Owned by the current owners since 2004 and being offered for sale for the first time in 17 years, this 99m<sup>2</sup> commercial suite with 3 designated open car bays totalling 41m<sup>2</sup> right in front of it is offering a solid return in excess of 6% per annum for 3 years with annual rental increment of 3% per annum plus an option for a further 3 years.

Located on the ground floor of Ascot Centre with excellent street frontage as well as amazing branding exposure along the ever-busy Great Eastern Highway, the property is just minutes away from Ascot Racecourse, Perth Airport, Belmont Forum, Crown Entertainment Complex, Optus Stadium, Perth CBD and Swan River. Designed as an extremely functional office with two separate entrances, the property is also equipped with meeting room, Director's office, kitchenette, air conditioning, open plan work stations and is serviced by common WCs in the building.

With bank deposit savings interest rate at virtually zero, this property with attractive income suits a superfund or entry level commercial investors alike! Call Kong Wai on 0477 333 450 now for your opportunity to own this Bluechip commercial investment property!

### Additional Details

**Building**  
Whole

**Car Spaces**  
3



**Kong Wai Wong**

0477 333 450

**Mark Hay - East Perth**

28/118 Royal Street, East Perth WA  
6004