



Fully Leased with Great Highway Exposure Price \$465,000 shows 5% net return

Retail • Offices • Medical/Consulting

3/39 Great Eastern Highway, Bellevue, WA 6056

Floor Area: 106 m²

Property Description

- **Fully Leased Investment**
- **Highway Exposure**
- **Zoned Highway Services**
- Near new fully leased highway property investment
- Excellent exposure to 37,000 + vehicles daily
- Secure on site car parking
- Zoned "Highway Service" with approved additional uses including Shop & Fast Food
- Good security including Garrison fencing with Electric Security Fencing and CCTV cameras
- Tenant is a West Australian family owned business with good tenant history
- 5 year lease that commenced 1 November 2020 + 5 year option
- Annual rent increases in line with CPI and Market Review at Option
- Substantial depreciation benefits
- To be sold as a "Going Concern" so zero rated for GST purposes

Contact Corina Johnson for further information 0418 911 135

For Sale

\$465,000 Exc. GST

For Sale

Under Contract

Additional Details

Building
Partial

Tenure Type
Tenanted
Investment

Municipality
City of Swan

Car Spaces
3

Return
5.0% P.A.

Zoning
Highway Services

Parking Comments
Secure on Site
Parking



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