



# Offices to occupy or redevelop the site

158 Railway Parade,  
West Leederville

FOR SALE BY OFFERS TO PURCHASE



Boundary indicative





JLL as exclusive selling agent is delighted to present to the market 158 Railway Parade, West Leederville.

The property is well suited to an owner-occupier or investor looking to refurbish the existing building or a developer wanting to redevelop the site.

The site is perfectly positioned within a rapidly growing precinct, which is benefiting from numerous recent developments nearby and which council has actively endorsed for strategic growth.

The building sits on a prime piece of real estate that offers so much potential.

Key features of this offering are;

- Existing well-presented two level building ready to occupy
- Land area of 645sqm\*
- Building area of 492sqm\*
- Offered with vacant possession
- Close to major metropolitan transport connections
- Frontage to Railway Parade of 15.8m\*
- Rear right of way and onsite parking
- Plot Ratio of 1:1 plus strong bonus potential
- Zoned: "Commercial" with mixed-use potential
- Within Perth's growing inner-west CBD fringe \*Approx.
- Immediate proximity to CAT bus route and train lines

**FOR SALE BY OFFERS TO PURCHASE**  
**Closing 5pm Tuesday 26 May 2015**

**For an inspection or further information regarding this property, please contact:**

**Tom Natrass**

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