

Brett Halvorson Principal

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■ Sales ■ Leasing ■ Property Management ■ Strata Schemes Management

Information Memorandum

FOR SALE

Outstanding Commercial Office



**Suite 3 1st Fl / 8 Welshpool road
East Victoria Park WA**

Suite 3 -191sqm

5 car parking bays

15b Cornell Street , Western Australia 6060

Phone (08) 9246 5469 Mobile 0414 753 232 Fax (08) 9246 7699

Email: bhalvorson@iinet.net.au

Best Start Pty Ltd T/A Brett Halvorson & Associates ABN -56 156 256 307

IMPROVEMENTS

Unit 3 Lot 98 is part of a modern mixed use development with 2 storey Commercial Offices fronting Welshpool road with parking at the rear. This Office Suite has been completed with a high quality standard fit out with both female and male amenities, fully ducted reverse cycle air conditioning and video intercom access security and disabled stair lift

Strata Area: Lot 98 - 191sqm (255sqm)

LOCATION

The subject property is approximately 10 minutes from Perth CBD Fronting Welshpool road in a “mixed use” development close to the intersection of Albany Highway, Shepperton Road & Welshpool road

TITLE PARTICULARS

An estate in fee simple being:

Lot - 98 Strata Plan - 062071 Volume - 2805 Folio - 798

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TOWN PLANNING

It is our understanding from a discussion with a town planner at the shire of Victoria Park the lot is zoned " R60 Special Use" . The current use complies.

ENCUMBRANCES and EASEMENTS

Interests notified on the Strata Plan and any amendments to lots or common property notified thereon by virtue of the Strata Title act.

SERVICES

All normal services are available and connected to the property including storm water, electricity, telephone, sewerage

The road is bitumen sealed and concrete kerbed as is the parking area in the complex.

Outgoings 2021-22

Strata Fee \$3200 - Shire Rates \$5000

Water Rates \$400 -

COMMENTS

Suite 3 is located on the first floor with commanding views of Welshpool road. This office area is a bright, comfortable open plan work space with executive office/boardroom looking onto Welshpool road.

The kitchen/toilet facilities are to the rear of the office by the stair well which is serviced by a disabled stairwell chair lift

PURCHASE PRICE

\$ 690,000 plus gst

To discuss the opportunities and inspect call

Brett - 0414 75 32 32

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