

## Information Memorandum

# FOR SALE

## Lot 9-14 Whyalla Street Willetton

**Impressive Office Factory/Warehouse**



**Strata Lot 9 - Grd Fl - 151sqm (218 qm)  
1st Fl - Offices on Mezzanine**

---

### **Improvements:**

Lot 9 is part of an 18 unit light industrial office factory complex in Willetton's Commercial/Industrial precinct.

Lot 9's special features are two electric roller doors ,front and rear offering greater access and work flow.

The mezzanine has been fitted out for office use and the ground floor adjacent to the disabled toilet/shower and kitchen is a large lunch room for staff.

The car parking is provided in the common area surrounding the complex and is shared equally.

### **Title Particulars:**

On our preliminary investigations the property is described as an estate in fee simple being **Lot 9 on Strata Plan 48836** and the whole of the land contained is Certificate of Title **Volume 2648 Folio 850**

### **Town Planning**

It is our understanding the site is currently zoned " Light Industry " with the City of Canning.

### **Services:**

All normal services are available and connected to the property including storm water, electricity, telephone and three phase power.

The road is bitumen sealed and concrete kerb.

### **Location:**

The subject property is located on the northern side of Whyalla street between Gympie way and Augusta street in the heart of Willetton's light Industrial precinct which connects into High Road through to Leach highway.

---

## **Outgoings 2022-23**

\$11,400 p.a. Water Rates, Council Rates, Strata Levies  
Management Fees

### **Tenancy Details:**

National Patient Transport Pty Ltd ACN 112 390 414

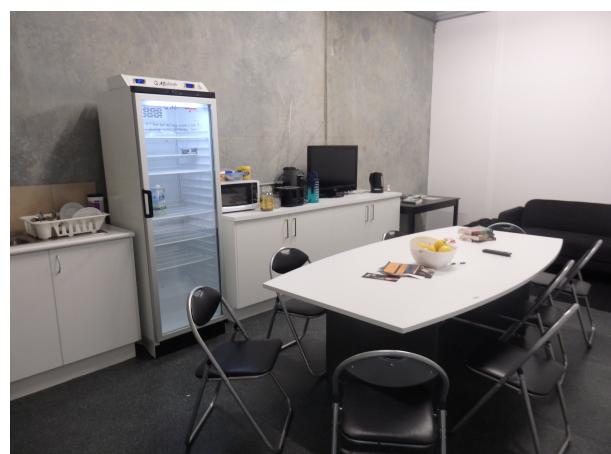
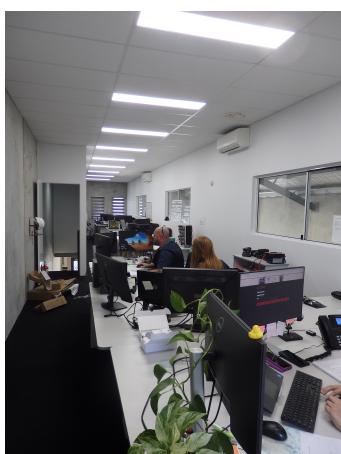
Lease Term : 3+3

Rental : Current \$16,000 net p.a set in 2022  
Market rental today should be between  
\$30,000-\$35,000 net p.a in our view.

Outgoings: Paid by the lessee

### **Comments:**

Lot 9 offers a comfortable investment opportunity in a successful light industrial suburb south of the Perth CBD.



**Purchase Price \$650,000** Sold as a Going concern

To discuss the opportunities and inspect call

Brett - 0414 75 32 32

08 9246 546

Brett Halvorson & Associates

[bhalvorson@iinet.net.au](mailto:bhalvorson@iinet.net.au)

---

Brett Halvorson & Associates

Email: [bhalvorson@iinet.net.au](mailto:bhalvorson@iinet.net.au)

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