

For Sale or Lease **MLV** REAL ESTATE

REAL ESTATE AGENTS AUCTIONEERS PROPERTY MANAGERS VALUERS AND CONSULTANTS



4 Whyalla Street, WILLETTON

\$645,000 (+GST)

Quality office/showroom and warehouse units located in the heart of the Willetton Industrial Precinct

	<u>Area sqm</u>	<u>Rental pa</u>	<u>GST Inclusive</u>	<u>Sale</u>	<u>GST Inclusive</u>
Unit 1	Leased				
Unit 2	225	\$32,000	\$35,200	\$645,000	\$709,000
Unit 3	224	\$32,000	\$35,200	\$645,000	\$709,000
Unit 4	408	\$42,000	\$46,200	\$895,000	\$984,500
Unit 5	408	\$42,000	\$46,200	\$895,000	\$984,500
Unit 6	408	\$42,000	\$46,200	\$895,000	\$984,500
Unit 7	408	\$42,000	\$46,200	\$895,000	\$984,500

Andrew Fife M: 0422 125 008 E: andrewfife@mlv.com.au

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REAL ESTATE

WILLETTON INDUSTRIAL PRECINCT / \$645,000 (+GST)

IMPROVEMENTS

Total Area – 224 - 408 sqm

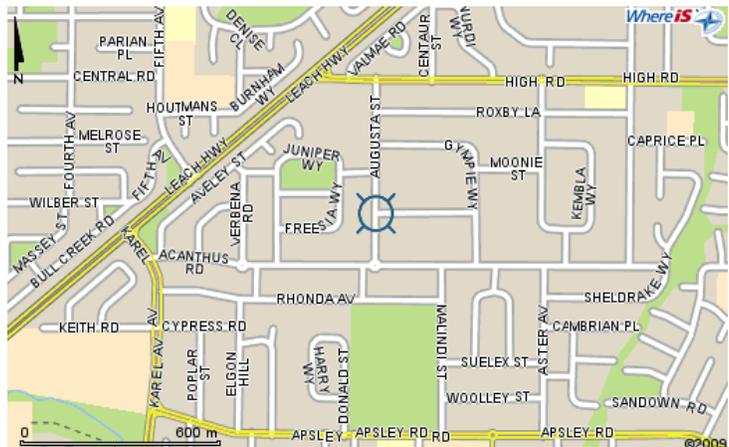
The improvements include an (8) unit office/showroom and warehouse development. The units include concrete floors, concrete walls and iron roof. The units at the front of the property are predominantly showroom use and have a total area of approximately 224 sqm each. To the rear of the showrooms are five (5) office and warehouse units each having a total area of approximately 408 sqm.

The three front showrooms include carpets, suspended ceilings, recessed lights, split system reverse cycle air conditioning and painted walls. The rear warehouse units have an office area on the ground level of approximately 41 sqm and a mezzanine level, approximately 41 sqm, that has been constructed over the top of the office. The mezzanine does not include an office fit out. The warehouses have an area of 326 sqm each. The three units at the front have street frontage to Whyalla Street but the rear units do not. Access to the warehouse is via a crossover from Whyalla Street and into the units via a single roller door with a height of 6.0 metres. The units have an internal truss height of 7.0 metres and are clear span.

The property is landscaped and includes marked car bays.

Zoning

The property is zoned "Mixed Business" under the city of Canning town planning scheme.



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