

# AUCTION

Under instructions from the Public Trustee  
**FREESTANDING OFFICE SHOWROOM STORAGE**



182 Rutland Avenue  
**CARLISLE**

- 7kms to Perth CBD
- Ample Hardstand/Parking
- Holding Income

**1.00pm Wednesday**  
**4th April 2012**  
**Onsite**

**Ross**  
**Scarfone**  
REAL ESTATE COMMERCIAL & INDUSTRIAL



**(08) 9277 6677**

# 182 Rutland Avenue Carlisle

## LOCATION

Located 3 blocks west of the corner of MEMORIAL AVENUE and RUTLAND AVENUE, CARLISLE and is only 6kms to the Perth CBD. It is accessible to all parts of the Metropolitan area via Archer Street, Orrong Road, the Graham Farmer Freeway, Shepperton Road, Roe, Leach & Tonkin Highways.

## ZONING

The Property is zoned "COMMERCIAL" under the current Town of Victoria Park Town Planning Scheme.

## TITLE DETAILS

Portion of Canning Location 2 and being Lot 409 on Plan 1740 and being the whole of the land in Certificate of Title Volume 1947 Folio 843.

## SITE DETAILS

A rectangular shaped block having a front boundary of 20.2 metres, a western boundary of 52.44 metres, a rear boundary of 20.12 metres and an eastern boundary of 54.28 metres with a TOTAL LAND AREA of 1072 SQUARE METRES. It benefits from a rear RIGHT OF WAY

## SERVICES

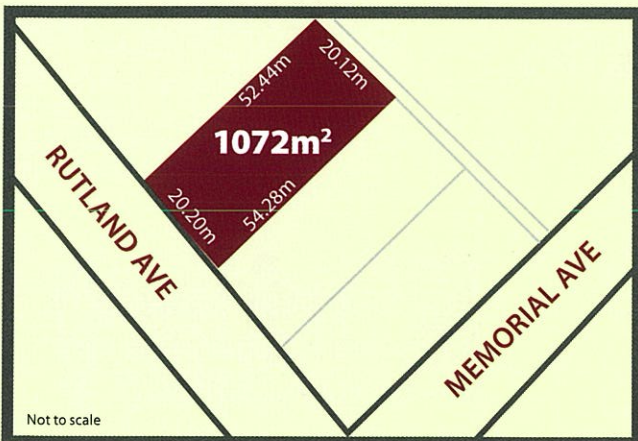
All the services including electricity, water, deep sewerage and telephone are available to the site.

## IMPROVEMENTS

Erected on this site is an OFFICE SHOWROOM AND STORAGE FACILITY having a floor are of approx. 337 square metres plus 84 square metres of undercover parking and 68 square metres of storage / garage area.

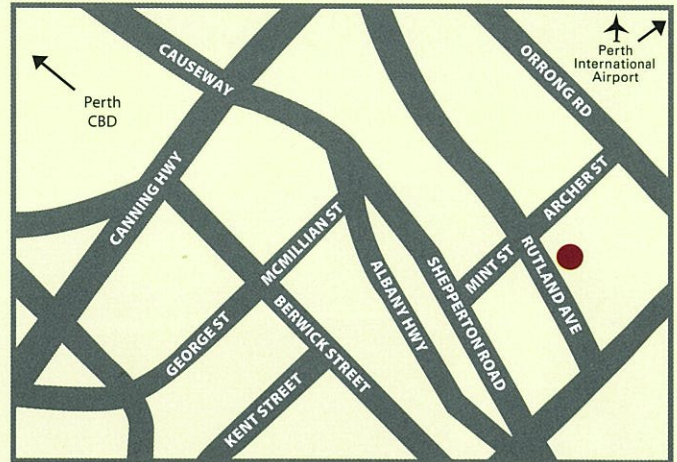
Construction of main building area is brick walls on concrete footings and metal deck roofing. The storage / garage area is brick and metal deck walls and metal roof on concrete floor.

The office showroom area is divided into a boardroom, 2 offices, a reception area and open plan. It includes a male and female w/c, and an area with own kitchen / lunchroom. It comes complete with lights, window treatments, air conditioning, floor coverings and security system.



## EXTERNAL IMPROVEMENTS

These include hardstand, parking area, fully fenced yard with double gates and rear right of way.



## TENANCY

The property has an existing monthly tenant paying \$3,762.00 per calendar month plus GST and outgoings.

## GENERAL COMMENTS

A wonderful opportunity to BUY in this well recognised commercial area.

## CONDITIONS OF SALE

Deposit payable is 10% of the purchase price with \$50,000 collectable upon the signing of the contract by way of a bank cheque and any balance payable to the seller within 3 business days of auction. The balance of the purchase price is to be paid within 30 days from the auction date. (The latest edition of the REIWA Conditions and Contract of Sale by Auction will be used).

## FURTHER DETAILS AND DOCUMENTATION

For further details and documentation please contact the seller's agent, Ross Scarfone Real Estate.

**Ross Scarfone**  
REAL ESTATE / COMMERCIAL & INDUSTRIAL



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