

A unique commercial investment opportunity you can't afford to miss.

for sale

By Expression of Interest, closing 5pm 1/8/19



47 Kirwan Street, Floreat

This premium corner property is situated in a small commercial precinct that offers great commercial accessibility from within the heart of the Western Suburbs. Backing onto Lawler Park, this rare opportunity offers exceptional secure returns from well established, long term tenants.

- Land Area 630sqm
- Building NLA 272sqm (approx)
- Leased until 2025 (cafe and professional office)
- Total income of \$92,212pa (tenants pay outgoings)
- Multiple parking bays
- Mixed use development potential

Don't miss this rare opportunity to express your interest in this property as this secure investment will not last.

Expression of interest closing at 5pm on 1/8/19.
For further details please contact:

Michael Lynch

0418 918 779

9388 6600

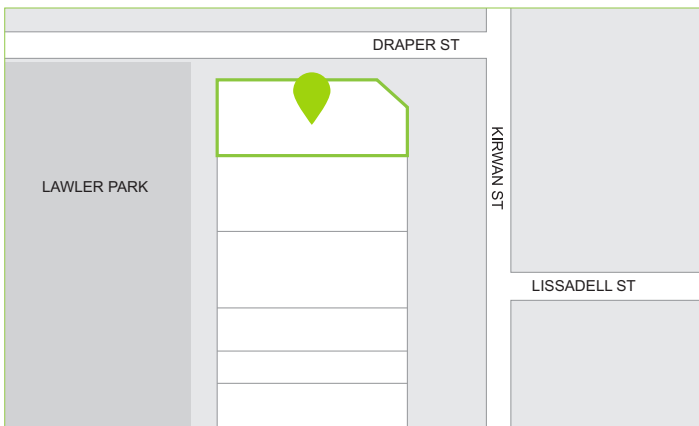
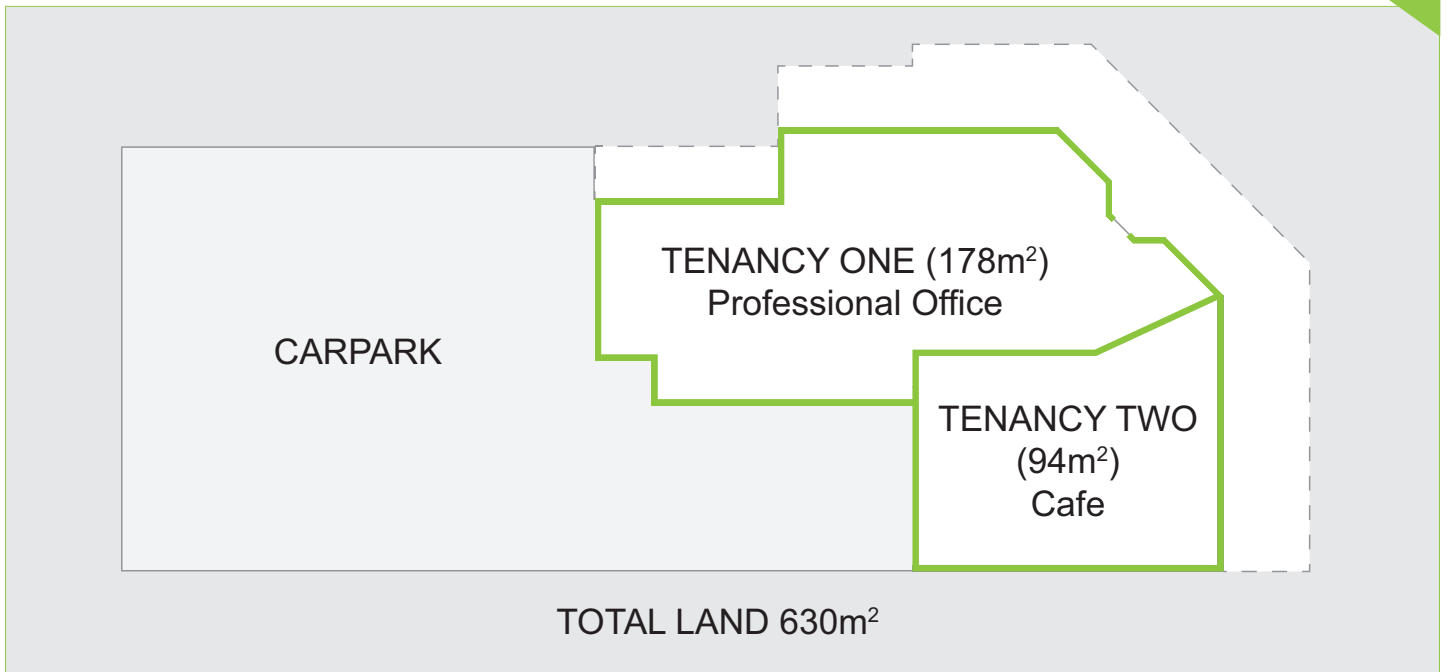
michael.lynch@regentswa.com.au



Secure return on investment.
Rent income at \$92,212 pa.



Existing long term leases until 2025.
Net Letable Area 272sqm (approx).



Exclusive central location.
Future development potential.



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