

# For Sale

## RARE FREEHOLD OPPORTUNITY

240 STATION STREET, EAST CANNINGTON

## LEASED INVESTMENT



### TITLE DETAILS

Lot 1 on Diagram 71867 and being the whole of the land contained within Certificate of Title Volume 1766 Folio 562.

### ZONING

The zoning is "Residential - R15" under the City of Canning Town Planning Scheme No. 40 with Child Care use approval in 1993.

### PROPERTY

2286m<sup>2</sup> green title block of land with fully operative Child Care Centre. Strategically situated at the corner of Station Street and Luyer Avenue in East Cannington with close access to major arterial roads such as Welshpool Road and Roe Highway.

### IMPROVEMENTS

Improvements comprise two solid brick buildings fully appointed for Child Care purposes set in landscaped and fenced playgrounds with additional amenities and storage buildings. Gross building area approximately 554m<sup>2</sup>.



### LEASE DETAILS

Tenant	- YMCA of Perth Inc.
Net Rental	- \$85,000
Lease Commencement	- At settlement
Lease Term	- 5 Years
Option Periods	- 5 + 5 Years
Outgoings	- Paid by tenant
Rent Reviews	- Annual to CPI with fair market upon exercise of options
License	- 62 Children

### ASKING PRICE

\$1,200,000 GST exempt as a Going Concern.

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