



## 1/98 Lake Street, Northbridge WA

### KEY INFORMATION

#### Address

1/98 Lake Street, Northbridge WA

#### Price

Offers from \$799,000

#### Type

Commercial / Offices

#### Land Area

N/A

#### Build Area

128 sqm

#### Car Spaces

N/A

#### Listing Type

Sold

[ 3D Virtual Tour available, follow the link ]

Rare opportunity to secure a leased investment this close to the Perth CBD with a strong sitting tenant. Ticks plenty of boxes for the astute investor.

Key attributes:

- 128 sqm of ground floor strata area
- Sold with a Lease in place to Chung Wah Association (Tenant)
- Sold as a Going Concern
- Annual Net rent of \$44,412.71 with fixed annual 4% increases
- Tenant has options until 30 June 2030
- Chung Wah is well established community care provider for over 110 years\*
- Currently used as the Chung Wah's Head Office (combined with adjoining Unit 2)
- Long standing Tenant. Been in occupation since 2015
- Tenant completed a substantial brand-new fit out in 2021
- Mixed use building developed by Finbar. A reputable Perth property development company

### AGENT INFORMATION



#### Max Vaghella

Associate Director - Industrial Sales & Leasing

M. 0401 044 420

Strata Area: 128 sqm Approx.

OFFERS INVITED FROM \$799,000 - NOW CLOSED

Contact Max Vaghella to request a copy of the Information Memorandum.



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