



## 581 Welshpool Road East, Wattle Grove WA

### KEY INFORMATION

#### Address

581 Welshpool Road East, Wattle Grove WA

#### Price

Register Your Interest

#### Type

Commercial / Land/Development

#### Land Area

10024 sqm

#### Build Area

275 sqm

#### Car Spaces

N/A

#### Listing Type

Sale

Opportunities like there are rare!

The offering may suit astute developers, investors and owner occupiers alike. This corner location property boasts a land area of 10,024 sqm presenting endless possibilities.

Property Highlights:

- Land Area: 10,024 sqm or 1.0024 ha
- Ideal redevelopment site
- Zoned: Light Industry
- Some of the capable uses\* include:
  - o Logistics Centre
  - o Warehouse
  - o Fast Food Outlet
  - o Service Station
  - o Medical Centre
  - o Bulky Goods
  - o Motor Vehicle, Boat and Caravan Sales
  - o Motor Vehicle Wash & Repair
  - o Many other uses
- Great proximity to major transportation routes including Roe Highway and Tonkin Highway
- On the doorstep to RAV 7 road network
- Approximately 20,000 to 30,000 vehicle traffic
- Existing residential dwelling and some commercial improvements

This is an unmissable chance to secure a property with outstanding potential in a prime corner location.

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

\* - All uses would be subject to council approval and must comply with relevant regulations..

### AGENT INFORMATION



#### Max Vaghella

Associate Director - Industrial Sales & Leasing

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