



## 6/32-34 Meliador Way, Midvale WA

### KEY INFORMATION

#### Address

6/32-34 Meliador Way, Midvale WA

#### Price

Asking \$355,000 + GST

#### Type

Commercial / Industrial/Warehouse

#### Land Area

372 sqm

#### Build Area

297 sqm

#### Car Spaces

N/A

#### Listing Type

Sold

An opportunity to purchase a factory unit in the heart of the Midvale Industrial Estate.

Located some 17 Kilometres north east of the Perth CBD, the Midvale Industrial Estate is a well held and long established industrial precinct that in the main services the Midland and surrounding hills area.

This unit will ideally suit persons in the building or motor trade.

Erected on the land is a small (6) factory unit development which comprises two free standing buildings having a central driveway, with each building accommodating three (3) strata titled lots.

More particularly the subject unit (Strata Lot 6) is a rear, end unit having a total strata lot area of 372 square metres comprising

Factory 297 sqm

Secure yard 75 sqm

The unit is a steel framed structure with brick and metal deck clad elevations and a metal deck roof having a truss height of approximately 3.8 metres

The factory is readily accessible via a large sliding door.

A mezzanine office and store having an area of approximately 67 square metres has been built directly over the ground floor amenities and office area. The improvements have not been approved by council.

The property is zoned "Light Industry" under the Shire of Mundaring Local Planning Scheme No. 4.

Midvale accommodates a number of business's that service the North West, Great Southern and East Coast of Australia. They enjoy ready and easy access to Great Northern Highway and Great Eastern Highway being the main highways that lead in and out of the Perth metropolitan area.

The industrial estate is readily accessible to and from the Perth CBD and the broader metropolitan area via Great Eastern Highway and Roe Highway. Roe Highway offers a direct link to the International and Domestic Airports and industrial areas of Welshpool and Kewdale.

Surrounding improvements comprise a mix of older large and medium size freestanding buildings, large storage yards and strata factory unit developments.

### AGENT INFORMATION



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