16 Ashton Avenue, Claremont WA

KEY INFORMATION

Address
16 Ashton Avenue, Claremont WA

Price
AUCTION 11:00am (WST) Thursday 9th March 2023

Type
Commercial / Land/Development

Land Area
774 sqm

Build Area
180 sqm

Car Spaces
N/A

Listing Type
Sold

AGENT INFORMATION

Shannon Swarts
ASSOCIATE DIRECTOR

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Attention Investors and Developers!

16 Ashton Avenue is going to Auction at 11:00am (WST) on Thursday 9th March 2023 presenting a unique opportunity for investors and developers alike.
Primely located within close proximity to the Claremont showgrounds, Loch Street train station and 1.5 km from the Claremont Quarter Shopping center, the property boasts a large land holding of 774sqm and a R25, Local Centre zoning under the Town of Claremont Local Planning Scheme No.3

With a NLA of 180sqm between 3 retail shops of equal size, the property contains two long term tenants, Salon Strand (Hair Salon) having been in situ for 13 years and Carbon on Ashton (café) a tenant since 2019. The middle tenancy is currently vacant with the previous tenant vacating late 2022.

For developers, this property presents a fantastic opportunity to build a brand-new development or to extend and renovate the existing structure.

The subject property offers:

? Green Title Property
? Sold as a going concern
? Land Area of Approx. 774 sqm
? R25 "Local Centre" under Town of Claremont Local Planning Scheme No.3
? Building Area of 180 sqm (approx.) 120 sqm leased, 60sqm Vacant.
? Net Rental Income of $50,119.71 pa net + GST
? Street parking directly in front of the property

Land Area: 774sqm.
Building Area: 180 sqm approx.
Zoning: R25 Local Centre LPS No.3
Rental income: $50,119.71 pa net + GST
Available: Now

FOR SALE BY AUCTION on 11:00am (WST) 9th of March 2023

Contact Shannon or Jonathan for an IM Report or to book an appointment

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