Lot 4 Nicholson Road, Canning Vale WA

KEY INFORMATION

Address
Lot 4 Nicholson Road, Canning Vale WA

Price
Expressions of Interest

Type
Commercial / Medical/Consulting

Land Area
N/A

Build Area
850 sqm

Car Spaces
N/A

Listing Type
Lease

AGENT INFORMATION

Max Vaghella
Associate Director - Industrial Sales & Leasing

M. 0401 044 420

Con Passaris
PRINCIPAL

9386 9981
0412 004 374

Position your business within a newly completed healthcare precinct on busy Nicholson Road, Canning Vale.

With a Medical Centre, Orthodontist and Pilates Studio already committed, this is a rare opportunity to secure one of the final remaining tenancies within a purpose-built allied health destination servicing one of Perth's fastest-growing residential catchments.

Three adjoining tenancies remain available, providing flexibility for operators seeking 100sqm, 200sqm or 300sqm.

The spaces can be leased individually or combined to accommodate your specific requirements.

Ideal for Physiotherapy, Chiropractic, Podiatry, Occupational Therapy, Speech Pathology, Psychology, Specialist Consulting Rooms, Allied Health Operators, Health & Wellness Services and various others medical related uses.

Property Features:

? Brand new development ready for immediate occupation
? Three remaining tenancies of approximately 100sqm each
? Ability to combine tenancies into 200sqm or 300sqm configurations
? GP Medical Centre, Orthodontist and Pilates Studio already secured
? Excellent referral and cross-promotion opportunities
? Prominent Nicholson Road exposure
? Direct access from Nicholson Road
? Outstanding signage opportunities
? Approx. 38 onsite car bays
? Modern, high-quality presentation
? Located within a strong family-oriented catchment

Canning Vale continues to experience strong population growth and is recognized as one of Perth's most established family suburbs. The area boasts above-average household incomes, significant owner-occupier housing and a growing demand for healthcare and wellness services.

Secure one of the final Remaining Tenancies. Opportunities to join a newly established healthcare precinct with complementary operators are becoming increasingly scarce.

Contact either Max or Con today to arrange an inspection and discuss your tenancy requirements.

AGORA PROPERTY GROUP
Level 1, 187 Stirling Highway
Nedlands WA 6009
T (08) 9386 9981
www.agoraproperty.com.au/property/26365032

DISCLAIMER: The information in this document is prepared for general information purposes only. Although the information is believed to be correct at the time of publication, it may be derived in part from outside sources (including the seller and/or public records) or based on assumptions. Agora Property Group and/or its officers, employees and agents do not warrant, and accept no liability or responsibility for, its accuracy or completeness.