



S1/98 Benara Road, Caversham WA

KEY INFORMATION

Address

S1/98 Benara Road, Caversham WA

Price

Price On Application

Type

Commercial / Farming

Land Area

1.9 hectare

Build Area

700 sqm

Car Spaces

N/A

Listing Type

Leased

An opportunity exists to secure for either a short-term or a long-term basis this prime land on busy Benara Road.

The subject property offers:

- ? Occupy up to 1.9 ha
- ? Three separate warehouses of approx. 230 sqm each
- ? Zoned 'Priority Agriculture' under City of Swan LPS
- ? Suit most agriculture businesses, refer to uses below.
- ? Central location for distribution purposes
- ? Annual Water Entitlement for 3,600 kL*
- ? Available Now

Permitted Uses under the current zoning include Agriculture (Extensive and Intensive), Bed and Breakfast, Family Day Care, Home Business, Home Occupation, Home Office, Rural Home Business, Rural Pursuit/Hobby Farm, Single House, Wayside Stall and Winery.

AGENT INFORMATION



Max Vaghella

Associate Director - Industrial Sales & Leasing

M. 0401 044 420

Other uses that may be considered are Animal Establishment, Civic Use, Ancillary Dwelling - Rural, Caretaker's Dwelling, Commercial Vehicle Parking, Equestrian Facility, Food and Beverage Production, Holiday House, Home Store, Industry - Primary Production, Telecommunications Infrastructure, Art Gallery, Brewery, Cidery or Distillery, Café, Cinema/Theatre, Club Premises, Exhibition Centre, Garden Centre, Holiday Accommodation, Market, Reception Centre, Recreation - Private, Restaurant and Tavern

According to City of Swan LPS definitions of:

- 1) Agriculture - Extensive means premises including outbuildings, rural structures and earthworks used for the raising of stock or crops, but does not include agriculture - intensive or animal husbandry - intensive.
- 2) Agriculture - Intensive means premises including outbuildings, rural structures and earthworks used for commercial production purposes associated with any of the following -

(a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;

Level 1, 187 Stirling Highway,
Nedlands WA 6009

T (08) 9386 9981

(b) the establishment and operation of plant or fruit nurseries;
www.agoraproperty.com.au/property/15244918



DISCLAIMER: The information in this document is prepared for the use of the intended recipient and is not to be distributed to any other person. 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.

* = subject to Water License conditions