



## 5/75 Excellence Drive, Wangara WA

### KEY INFORMATION

#### Address

5/75 Excellence Drive, Wangara WA

#### Price

\$899,000.00

#### Type

Commercial / Showrooms/Bulky

#### Land Area

N/A

#### Build Area

415 sqm

#### Car Spaces

N/A

#### Listing Type

Sold

Located on the Corner of Gnangara Drive and Hartman Drive Wangara, this Strata Showroom/ Warehouse offers exposure to 21,000 cars (approximately) passing on Hartman Drive each week day.

Currently occupied by a month to month tenant, allowing flexibility for an owner occupier to move straight in or renegotiate a new long term lease and hold as an investment.

The premises is zoned General Industry in the City of Wanneroo District Planning Scheme No. 2.

The subject property offers:

- ? High Truss Showroom/ Warehouse space of Approx. 415 sqm
- ? High exposure, great signage
- ? Ample parking and rear loading
- ? Rear roller door access
- ? 21,000 passing cars (approx.) per average week day
- ? Male and Female toilets with Kitchenette
- ? Three phase power

Building Area: 415 sqm Approx.

Pricing: \$899,000.00

Outgoings: \$11,500.00 pa + GST

Available: Now

Call Jonathan or Shannon for a copy of the IM Report or to arrange an inspection

### AGENT INFORMATION



**Shannon Swarts**  
ASSOCIATE DIRECTOR

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