



## 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

### 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 (cafe) 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.

### AGENT INFORMATION



**Shannon Swarts**  
ASSOCIATE DIRECTOR

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**Con Passaris**  
PRINCIPAL

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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



Level 1, 18 FOR SALE BY AUCTION on 11:00am (WST) 9th of March 2023  
Nedlands WA 6009

T (08) 9386 9981

[www.agoraproperty.com.au/property/18703288](http://www.agoraproperty.com.au/property/18703288)

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

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