



## 18 Clive Street, West Perth WA

### KEY INFORMATION

#### Address

18 Clive Street, West Perth WA

#### Price

Offers from \$1,800,000 million

#### Type

Commercial / Offices

#### Land Area

696 sqm

#### Build Area

260 sqm

#### Car Spaces

5

#### Listing Type

Sold

This Green Title Character Office in the heart of West Perth is being offered to the market for the first time in 30 + Years, by way of "Offers Invited"

As an OWNER OCCUPIER you have 260 square metres of building approx. plus porches on 696 square metres of land with future development upside. The property is currently occupied by a Settlement Agency that would consider a short term lease back.

It is well partitioned with a combination of offices, open plan, board room, reception, storage room, toilet/bathroom with shower and second toilet.

The property has plenty of rear parking and Wellington and Murray Streets can be easily accessed. Access is generally via Colin Street and Clive Street.

As a DEVELOPER you have 696 square metres of land zoned Office/Residential with access from three sides. The site is located within Precinct 10 West Perth and the Office/Residential Use area.

Various uses within this zoning are preferred or contemplated for approval including;

Office, Residential, Business Services, Dining, Civic, Education, Healthcare, Recreation & Leisure, Community & Cultural uses.

The site has a plot ratio of 2.0 : 1.0 ( Maximum 1.33 : 1.0 for use groups other than Residential or Special Residential). The maximum building height is 29 metres and setbacks are as per the Office/Residential requirements of the precinct plan on the City of Perth website, which also outlines landscaping requirements. Parking for commercial and residential is outlined by the City of Perth Parking Policy.

Annual Outgoings: \$12,500 pa

For Sale: Offers from \$1,800,000 million

Contact Jonathan Kilborn or Con Passaris for a copy of the IM report or to arrange an inspection....



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