



## 54A BOULDER ROAD, Malaga WA

### KEY INFORMATION

#### Address

54A BOULDER ROAD, Malaga WA

#### Price

From \$750,000 + GST (if applicable)

#### Type

Commercial / Industrial/Warehouse

#### Land Area

505 sqm

#### Build Area

294 sqm

#### Car Spaces

N/A

#### Listing Type

Sold

This is a fantastic little 294sqm (approx.) strata unit, presentable, secure and functional as well sitting on (approx.) 505sqm of land area. One of only two 'twin-units' there are no strata levies involved with this workshop - it may as well be a green-title property.

There's a very presentable air-conditioned reception / office area (with its own toilet!) leading out to the warehouse area, which also enjoys its own tea-preparation area and toilet.

The concrete-tilt warehouse has roller-door access to the front and another leading out to the secure rear yard (approx. 28sqm.). All the usual features are here including: multiple hi-bay lights; existing pallet-racking; 3-phase power; security bollards; bonus mezzanine areas and a fenced, secure front yard.

- Warehouse of Approx. 259sqm
- Office / Reception approx. 35sqm
- Roller door access to both front and rear yard
- Security gates to the property
- Two bonus mezzanine areas total approx. 99sqm
- Secure rear yard approx. 28sqm

### AGENT INFORMATION



#### Cooper Egan

Dip. Property Services (Agency Manager) Building Area: 294sqm Approx.

D. 08 9386 9981

M. 0404 680 399

Land Area: 505sqm Approx.

Current Rent: \$29,400 pa net + GST

Statutory Outgoings: \$9,535 pa + GST



#### Con Passaris

PRINCIPAL

9386 9981

0412 004 374

Contact Cooper Egan or Con Passaris to arrange an inspection