



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



Level 1, 187 Stirling Highway,
Nedlands WA 6009

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www.agoraproperty.com.au/property/21625451

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