



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

T (08) 9386 9981

www.agoraproperty.com.au/property/21625451

DISCLAIMER: The information in this document is prepared for general information purposes only. It should not be relied upon for any purpose. Whilst the information is believed to be correct at the time of publication, it may be derived in part from outside sources (including the seller and/or public records) or based on assumptions. Agora Property Group and/or its officers, employees and agents do not warrant, and accept no liability or responsibility for, its accuracy or completeness.