



## 98 Discovery Drive, Bibra Lake WA

### KEY INFORMATION

#### Address

98 Discovery Drive, Bibra Lake WA

#### Price

4,326,000

#### Type

Commercial / Offices

#### Land Area

2468 sqm

#### Build Area

1751 sqm

#### Car Spaces

20

#### Listing Type

Sold

This exceptional office/warehouse building comprises a large open plan office area on the first floor and a 1,467m<sup>2</sup> warehouse situated on a 2,468m<sup>2</sup> block of land.

Fantastic modern office/warehouse with ample parking, loading and large office area with auto roller doors and more.

The successful buyer can keep the current tenant or provide 90 days' notice for the Tenant to vacate and occupy the premises themselves.

The subject property offers:

- Warehouse of Approx. 1,467 sqm
- Office Area of 284sqm
- High truss height (Approx. 11 m)
- Dual Electric roller doors
- 5 ton Gantry Crane
- 20 Onsite Car-Bays
- Ample parking and loading area
- High quality office/ reception area
- Sun block blinds to the office area
- 4 bathrooms and 2 Kitchens
- Drive in drive out access

Building Area: 1, 751sqm approx.

Current Rent: \$216,300 pa net +GST

Outgoings: \$61,099.92 pa +GST

Available: Now (IM Report Available)

### AGENT INFORMATION



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