



## Lot 4 Nicholson Road, Canning Vale WA

### KEY INFORMATION

#### Address

Lot 4 Nicholson Road, Canning Vale WA

#### Price

Expressions of Interest

#### Type

Commercial / Medical/Consulting

#### Land Area

N/A

#### Build Area

850 sqm

#### Car Spaces

N/A

#### Listing Type

Lease

Unlock a rare opportunity to secure your space in a brand-new medical and allied health development on Nicholson Road, Canning Vale - an area known for its exceptional demographics and a thriving community..

Position your practice in a high-traffic area, with excellent visibility and convenience for your patients. With versatile tenancies designed to meet the unique requirements of medical and allied health practices, this space offers a rare opportunity to become part of this exciting healthcare hub.

#### Key Features:

- Tenancies available from 100 sqm up to 850 sqm, perfect for Medical Centres, Pharmacies, Dental, Physio, Chiropractic, Medical Specialists, Consultants, and Allied Health services

- Estimated construction completion Q2/Q3 2025

- High traffic exposure with circa 30,000 vehicle daily which provides businesses with excellent signage opportunity\*

- Ample parking and direct entry from Nicholson Road

- Complex in prime location with direct access from Nicholson Road

- Excellent signage opportunity for high visibility

- Generous carparking facilities with circa 38 car bays

### AGENT INFORMATION



#### Max Vaghella

Associate Director - Industrial Sales & ~~Excellent~~

M. 0401 044 420

Canning Vale's diverse, health-conscious community creates a perfect environment for healthcare and wellness services. Don't miss this opportunity to secure your place in a high-demand area.



#### Con Passaris

PRINCIPAL

9386 9981  
0412 004 374

Submit your Expression of Interest today and be a part of this landmark project scheduled for completion in 2025.

Contact Max Vaghella for more information or to submit your expression.

\* = Source: Main Roads. Latest traffic assessment done in 2019/2020 shows around 29,497

~~daily vehicle movements. Exact numbers fluctuate over time.....~~

Nedlands WA 6009

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