

## Lot 4 Nicholson Road, Canning Vale WA

## KEY INFORMATION

Address

Lot 4 Nicholson Road, Canning Vale WA

**\$** Price

**Expressions of Interest** 

Type

N/A

N/A

Commercial / Medical/Consulting

Land Area

Build Area 850 sqm

Car Spaces

Listing Type
Lease

## **AGENT INFORMATION**



Max Vaghella
Associate Director - Industrial Sales 8

M. 0401 044 420



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PRINCIPAL

9386 9981 0412 004 374 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
- Associate Director Industrial Sales &-IExceilent signage opportunity for high visibility
  - Generous carparking facilities with circa 38 car bays

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.

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 Level 1, 18 daity web idle impowements. Exact numbers fluctuate over time.....

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