



## 5/981 Wanneroo Road, Wanneroo WA

### KEY INFORMATION

#### Address

5/981 Wanneroo Road, Wanneroo WA

#### Price

Contact Agent

#### Type

Commercial / Medical/Consulting

#### Land Area

N/A

#### Build Area

103 sqm

#### Car Spaces

N/A

#### Listing Type

Lease

Located on a busy retail strip along Wanneroo Road with easy access off both Wanneroo road and Church Street, this 103 sqm shop is now available for Lease..

This premises is suitable for a variety of uses including Retail, Medical or Allied use eg Physio, Radiology, Psychology.

Medical Location and needs analysis denotes a significant unmet need for health services in Wanneroo.

#### Key Features:

- Warm shell fitout
- Inter-tenancy walls are concrete to under-roof (premium fire safety)
- 1 x disabled Toilet Facilities (as provided)
- Double Door in glazed Shop-Front (as provided)
- Next to Large Corporate Medical Group
- Power to the distribution board (as provided)
- Phone-line and NBN (as provided)

Existing tenants in the close vicinity include:

- Chicken Treat
- McDonald's
- Pizza Hut
- Large GP Medical Centre

This is a fantastic opportunity for the astute business person to leverage from the strong existing customer base and foot traffic this location provides along with the exposure to over 35,000 vehicles per day.

It is adjacent the Wanneroo Primary School with the Servite College across the road. It is near the Wanneroo Central District Shop Centre.

The residential catchment is expanding greatly within the town centre north (Stocklands) and

Level 1, 18 East Waverley  
Nedlands WA 6009  
T (08) 9386 9981

[www.agoraproperty.com.au/property/28345946](http://www.agoraproperty.com.au/property/28345946)



DISCLAIMER: The information in this document is prepared for 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.

For more information or to arrange an inspection, please contact Jonathan or Con today....