



## 2&3/8 Booth Place, Balcatta WA

### KEY INFORMATION

#### Address

2&3/8 Booth Place, Balcatta WA

#### Price

All Offers Invited Closing 26th of March 2025

#### Type

Commercial / Industrial/Warehouse

#### Land Area

N/A

#### Build Area

666 sqm

#### Car Spaces

N/A

#### Listing Type

Sold

Lot 2 & 3, 8 Booth Place, Balcatta presents an exceptional opportunity to secure a premium industrial asset in one of Perth's most sought-after commercial hubs.

#### Property Highlights:

- Strategic Location - Situated in the highly regarded Balcatta Industrial Precinct, offering easy access to Reid Highway, Mitchell Freeway, and Wanneroo Road.
- Versatile Use - Ideal for a range of industrial, warehouse, or commercial applications.
- High Exposure & Accessibility - Positioned in a quiet cul-de-sac with excellent connectivity.
- Tightly Held Area - Rare opportunity to acquire an Industrial premises in this established precinct.

Lot 2: 334 sqm warehouse + Storage yard of 49 sqm

Lot 3: 332 sqm warehouse + Storage yard of 53 sqm + Mezzanine Office of 61 sqm (Not council approved).

### AGENT INFORMATION



**Jonathan Kilborn**  
PRINCIPAL/LICENSEE

D. 08 9386 9981

M. 0404 796 137



**Con Passaris**  
PRINCIPAL

9386 9981

0412 004 374

Can be sold in 1 line or separate Strata Lots

Water Rates: \$3,750.00 pa

Council Rate: \$6,426.15 pa

Strata Levies: \$8,330.00 pa + GST

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Don't miss this rare chance to secure a foothold in one of Perth's leading industrial locations.

For a copy of the Information Memorandum or to arrange an inspection, contact Jonathan Kilborn or Con Passaris.



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