



## 250 Rockingham Road, Spearwood WA

### KEY INFORMATION

#### Address

250 Rockingham Road, Spearwood WA

#### Price

UNDER OFFER

#### Type

Commercial / Retail

#### Land Area

603 sqm

#### Build Area

220 sqm

#### Car Spaces

9

#### Listing Type

Sold

**FOR SALE:** This is a rare opportunity to buy a commercial green title lot along Rockingham Road in Spearwood.

Perfectly positioned with high exposure, pylon signage and ample car bays, this 220 sqm\* building sits on a 603 sqm\* block, offering a blend of functionality, visibility, and convenience.

Previously occupied as a Pilates Studio, the fit-out is high-quality, light, bright, and practical. Alternatively, the tenancy can be repurposed for multiple other uses.

The subject property offers:

- ? Green title lot: 603 sqm\*
- ? Building area: 220 sqm\*
- ? High-quality Pilates fit out
- ? Functional layout
- ? Blade and pylon Signage
- ? Excellent exposure to a main road
- ? 9 on-site car bays
- ? Small rear courtyard and rear access
- ? Bustling retail location next to major shops
- ? Easy ingress and egress
- ? Male and female toilets, including one UAT

### AGENT INFORMATION



**Shannon Swarts**  
ASSOCIATE DIRECTOR

D. 08 9386 9981

M. 0448218629



**Jonathan Kilborn**  
PRINCIPAL AND LICENSEE

08 9386 9981

0404 796 137

Land Area: 603 sqm\* approx.

Building Area: 220 sqm\* approx.

Price: Offers Invited

Outgoings: \$14,750.00 pa + GST

Zoning: District Centre under the City of Cockburn TPS3.

Contact Shannon Swarts or Jonathan Kilborn to arrange an inspection

\*Approximately..

Level 1, 187 Stirling Highway,  
Nedlands WA 6009

T (08) 9386 9981



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