



## 174 Railway Parade, Bassendean WA

### KEY INFORMATION

#### Address

174 Railway Parade, Bassendean WA

#### Price

Contact Agent

#### Type

Commercial / Industrial/Warehouse

#### Land Area

10292 sqm

#### Build Area

5370 sqm

#### Car Spaces

N/A

#### Listing Type

Sale

174 Railway Parade, Bassendean presents a rare opportunity to acquire a substantial and fully upgraded industrial asset in one of Perth's most accessible and well-connected locations. Situated directly opposite Ashfield Train Station and just minutes from major arterial routes, the property offers a compelling mix of secure income, high-quality improvements, and value-add potential.

With two extensively renovated buildings on over a 1-hectare landholding, the property is partially leased to quality tenants including DT Infrastructure, a subsidiary of international public listed infrastructure giant Gamuda Berhad (KLSE: GAMUDA) and Compa, a boutique Italian style lunchbar.

The balance of the property is recently refurbished and vacant, offering flexible office and workshop space ideal for owner-occupiers or investors seeking future rental upside. A rental guarantee over the vacant space offers a strong yield proposition from settlement for the astute investor.

### AGENT INFORMATION



#### Max Vaghella

Associate Director - Industrial Sales & Leasing

M. 0401 044 420

Key attributes of the offering include:

- ? Land Area: 10,292 sqm (1.0292 ha)
- ? Improvement totaling approximately 5,370 sqm split across two separate buildings
- ? Zoning: Light Industry - allows a wide range of industrial and commercial uses
- ? One building fully leased to DTI Infrastructure and Compa
- ? Second Building available to occupy is a two level modern office plus multiple workshop with cranes totaling to 2,445 sqm
- ? Ashfield Train Station at your doorstep
- ? Key road linkages including Tonkin Highway
- ? Great street presence on Railway Parade and exposure on Guildford Road
- ? Generous parking facilities

Passing Net income potentially \$885,000 per annum plus GST being \$495,000 per annum from current tenants plus \$390,000 per annum via Rental Guarantees post settlement.

Don't miss this outstanding opportunity to secure a strategic industrial holding in a tightly

held precinct. Whether you're an investor seeking strong income or an owner-occupier looking to establish in a premium location, 174 Railway Parade delivers on all fronts. [www.agoraproperty.com.au/property/30137826](http://www.agoraproperty.com.au/property/30137826)



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

DISCLAIMER: The information in this document is prepared by Max Vaghella and is intended to provide a general overview of the property. 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.

All areas are approximate. Photos used are from various time frames...