



## 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



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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

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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)



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