



## 102 Tuckey Street, Mandurah WA

### KEY INFORMATION

#### Address

102 Tuckey Street, Mandurah WA

#### Price

Contact Agent

#### Type

Commercial / Medical/Consulting

#### Land Area

N/A

#### Build Area

1068 sqm

#### Car Spaces

N/A

#### Listing Type

Lease

Positioned on the prominent corner of Anstruther Road and Tuckey Street, this exceptional first-floor tenancy offers a blank canvas ready to be tailored to your business needs. Whether you're in medical, allied health, consulting, or professional services, this opportunity delivers unmatched exposure and convenience in the heart of Mandurah's Strategic Centre zone.

Located directly above an established General Practice, radiology clinic, and pharmacy, the first-floor benefits from a complementary tenant mix and consistent foot traffic.

With lift access, ample car parking, and proximity to major retailers like Aldi, the site is ready to support a thriving business presence.

#### Key Features:

- Up to 1,068 sqm available - can be split into:
- Tenancy 4: 403 sqm
- Tenancy 5: 665 sqm
- Blank canvas layout - design and fit-out to your exact requirements
- Zoned "Strategic Centre" under Local Planning Scheme No.12 - allowing for a broader range of permitted uses (STCA)
- Located directly opposite Aldi - excellent foot and vehicle traffic exposure
- Lift access and generous on-site car parking
- Complementary ground floor tenancies - General Practice, radiology, and pharmacy
- Ideal for medical specialists, allied health, office-based teams, or consulting services

This is a rare opportunity to lease a modern, brand new and highly visible first-floor space in a growth precinct with strategic zoning advantages and built-in referral opportunities from ground floor tenants.

Contact either Max Vaghella or Jonathan Kilborn for more details or to arrange an inspection

STCA = Subject to council approval

Level 1, 187 Stirling Highway,  
Nedlands WA 6009

More photos coming soon & #x2026;  
T (08) 9386 9981

[www.agoraproperty.com.au/property/31030939](http://www.agoraproperty.com.au/property/31030939)

### AGENT INFORMATION



#### Max Vaghella

Associate Director - Industrial Sales & Leasing

M. 0401 044 420



#### Jonathan Kilborn

PRINCIPAL/LICENSEE

08 9386 9981

0404 796 137



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