



## 2/398 South Street, O'Connor WA

### KEY INFORMATION

#### Address

2/398 South Street, O'Connor WA

#### Price

Contact Agent

#### Type

Commercial / Retail

#### Land Area

3175 sqm

#### Build Area

675 sqm

#### Car Spaces

65

#### Listing Type

Sale

The subject property is situated within minutes of Murdoch University and boasts a corner position with direct exposure to South Street.

City Centre zoning, Ideal for a Developer or Owner Occupier, this property is currently operating as a Tavern which is Leased until 2 December 2029 + a 5 Year option, there is a redevelopment Clause at the Commencement of the option period being 3 December 2029.

This is a fantastic opportunity for an astute business person to capitalise on the following key features:

- ? Tavern License with operating business and TAB
- ? Past DA Approved for 27 Multiple Dwellings
- ? Large fully equipped kitchen and bar
- ? Multiple beer taps and keg room that are fully owned
- ? Covered alfresco area
- ? Lease until 2 December 2029 + a 5 Year option
- ? 65 onsite Car bays

### AGENT INFORMATION



**Jonathan Kilborn**  
PRINCIPAL AND LICENSEE

D. 08 9386 9981  
M. 0404 796 137



**Con Passaris**  
PRINCIPAL

9386 9981  
0412 004 374

Land Area: 3,175 sqm

Building Area: 679.29 sqm Tavern + a 50 sqm drive Through Coffee Shop sqm

Lease: Expires 2 December 2029 + 5 Year option

Net Rent: \$256,250 pa + GST

Reviews: 2.5% annually with market at option with a Ratchet clause

Outgoings: Fully Recoverable including management fees

Price: All Offers Invited

Available: Now

Call Jonathan or Con today for a copy of the IM report or to organise an inspection.....



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