



## 5/28 Canham Way, Greenwood WA

### KEY INFORMATION

#### Address

5/28 Canham Way, Greenwood WA

#### Price

Please, get a quote with us

#### Type

Commercial / Retail

#### Land Area

N/A

#### Build Area

195 sqm

#### Car Spaces

N/A

#### Listing Type

Lease

Positioned in a well-established commercial precinct, this fully equipped gym presents a rare walk-in, walk-out opportunity for operators looking to establish or expand with minimal setup time and cost.

#### Key Features:

Area: 195 sqm\*

Fully fitted gym with quality strength and cardio equipment

Functional layout including weights area, cardio zone, open training space and amenities

High ceilings with large industrial fans and excellent airflow

Ready for immediate occupation

Existing equipment available for purchase (walk-in, walk-out option)

#### Lease Details:

Rent: 33,500.04 pa + GST

Outgoings: \$9,356.04 + GST

Lease Expiry: 12 May 2030

Option: 2 years

Rent Reviews: 3% annually with market review at option

This is an outstanding opportunity for personal trainers, fitness operators, or boutique gym brands to secure a read-to-go facility in a tightly held location.

Enquire now to arrange an inspection Contact Jonathan Kilborn

### AGENT INFORMATION



**Jonathan Kilborn**  
PRINCIPAL AND LICENSEE

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