



994 Wanneroo Road, Wanneroo WA

KEY INFORMATION

Address

994 Wanneroo Road, Wanneroo WA

Price

Sale w/Active Lease Offers Invited Close 5.11.2026

Type

Commercial / Land/Development

Land Area

2250 sqm

Build Area

550 sqm

Car Spaces

N/A

Listing Type

Sale

994 Wanneroo Road, Wanneroo presents a secure, net leased fuel and convenience investment on a 2,250sqm landholding in the heart of the Wanneroo Town Centre. The site is leased to Metro Petroleum, one of Australia's largest independent service station networks, and trades 24 hours a day, 7 days a week. The property returns \$436,127.15 pa net + GST with all outgoings recovered from the tenant. A fixed 3.5% increase on 16 February 2027 lifts the income to \$451,391.60 pa, and with the lease running to 2032 plus 4 x 5 year options, there's potential tenure through to 2052.

The subject property offers:

- ? 2,250sqm Landholding
- ? Leased to Metro Petroleum, Australian Owned with Over 300 Sites Nationally
- ? Net Lease with All Outgoings Recovered from the Tenant
- ? Fixed 3.5% Increase on 16 February 2027
- ? Approximately 5.4 year WALE by Income, with 4 x 5 Year Options
- ? Zoned "Centre" Under the City of Wanneroo Local Planning Scheme
- ? Main Road Exposure to Wanneroo Road, a Major Northern Arterial

AGENT INFORMATION



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PRINCIPAL

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Jonathan Kilborn
PRINCIPAL AND LICENSEE

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Land Area: 2,250sqm Approx.

Net Income: \$436,127.15 pa+ GST

Outgoings: Recovered from the Tenant

Next Increase: 3.5% on 16 February 2027 (\$451,391.60 pa+ GST)

Lease: Expires 16 February 2032 + 4 x 5 Year Options

Method of Sale: Offers Invited closing Thursday, 5 November 2026 (unless sold prior)



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