





13/70 Roberts Street, Osborne Park WA

KEY INFORMATION

Address
13/70 Roberts Street, Osborne Park WA

Price
Offers from $650,000

Type
Commercial / Industrial/Warehouse

Land Area
N/A

Build Area
150 sqm

Car Spaces
N/A

Listing Type
Sale

AGENT INFORMATION



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Opportunities like these are very rare.

Unit 13, 70 Roberts Street is a 150 sqm strata warehouse on the eastern side of the Osborne Park industrial precinct. It is leased to an established electrical contracting business. The premises are neat, tidy, and well maintained.

For the investor, enjoy the income keeping it leased as the unit of this size appeals to a broad pool of tenants. An owner occupier can buy now on a passing return and move in when the current term ends.

? 150 sqm Office/Warehouse
? Plus Exclusive use Rear Yard
? Plus Exclusive use Four Car Bays (Rare to Find)
? Front and Rear Roller Door Access
? Good Sized Office, Own Toilet/Amenities
? Minutes from Train Station, Main Street, Hutton Street, Scarborough Beach Road, and the Mitchell Freeway

Size: 150 sqm of strata area plus exclusive use rear yard and four exclusive car bays

Current Annual Rent: $28,325 pa + GST + outgoings

Estimated Outgoings: $7,684.02 pa, fully recoverable from the tenant

Lease: Expires 29 June 2027 + 2 year option

Price: Offers from $650,000

GST: Not applicable Inspections: By appointment, tenant in occupation

For more information, please contact Max Vaghella

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