



## 88 Belmont Avenue, Rivervale WA

### KEY INFORMATION

#### Address

88 Belmont Avenue, Rivervale WA

#### Price

Asking \$3,500,000 plus GST

#### Type

Commercial / Land/Development

#### Land Area

5901 sqm

#### Build Area

2595 sqm

#### Car Spaces

N/A

#### Listing Type

Sold

### INDUSTRIAL SITES DON'T COME ANY BETTER.

Located in the heart of Belmont, Belmont is recognized as one of Perth's premier and sought after industrial areas.

Situated on a main feeder road servicing the Belmont area, the land is a rectangular shaped lot which has the following dimensions:

Frontage to Belmont Avenue: 40.23m

Depth: 146.63m

Land Area: 5,901 square metres

The land is deep sewerred. Erected on the site is a substantial office workshop which comprises two free standing buildings.

The single level office building is double brick in construction with a metal deck clad roof.

The office is air-conditioned and extensively partitioned, and provides a good standard of administrative accommodation.

The rear and adjoining workshop is an older style steel framed building with brick elevations and an insulated saw tooth metal clad roof.

The improvements comprise:

Office: 545 sqm

Workshop: 2,050 sqm

Total: 2,595 sqm

The land is easily accessed, is bitumen sealed and provides good on-site car parking and provision for open storage.

The property offers numerous development options. The building can be refurbished or the site re-developed and at all times there is the potential to generate a good holding income.

### AGENT INFORMATION



#### Tony Goudas

DIRECTOR ASSET SALES

D. 08 9386 9981

M. 0418 923 251



Level 1, 187 Stirling Highway,  
Nedlands WA 6009

T (08) 9386 9981

IDEAL FOR THE OWNER OCCUPIER OR INVESTOR DEVELOPER

[www.agoraproperty.com.au/property/4226840](http://www.agoraproperty.com.au/property/4226840)

DISCLAIMER: The information in this document is prepared for general information only and should not be relied upon for any purpose. Whilst the information is believed to be correct at the time of publication, it may be derived in part from outside sources (including the seller and/or public records) or based on assumptions. Agora Property Group and/or its officers, employees and agents do not warrant, and accept no liability or responsibility for, its accuracy or completeness.

For more details call Tony Goudas on 0418 923 251