





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

AGENT INFORMATION



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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 sewered. 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.

IDEAL FOR THE OWNER OCCUPIER OR INVESTOR DEVELOPER

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For more details call Tony Goudas on 0418 923 251