



## 2B George Street, Bunbury WA

### KEY INFORMATION

#### Address

2B George Street, Bunbury WA

#### Price

\$440,000.00

#### Type

Commercial / Industrial/Warehouse

#### Land Area

438 sqm

#### Build Area

442 sqm

#### Car Spaces

N/A

#### Listing Type

Sold

INSPECTION IS A MUST.

The fitout will amaze you.

Ideal for the owner occupier or investor, the office warehouse is well located within Bunbury's established "mixed business" precinct approximately one (1) kilometre south of Bunbury's city centre.

The improvements are concrete tilt panel in construction with a concrete floor and an insulated metal deck roof.

The building comprises:

Ground Floor 265 sqm (approx)

Mezzanine 177 sqm (approx)

Total 442 sqm (approx.)

### AGENT INFORMATION



#### Tony Goudas

DIRECTOR ASSET SALES

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The mezzanine floor is a U shape structure, built along the side and rear walls overlooking the centre warehouse area. The mezzanine floor has not been approved by council. That said, architectural and engineering drawings have been prepared and the works costed to facilitate retrospective approval of the mezzanine floor.

The main warehouse has been extensively fitted out, with internal walls lined and floors tiled.

The front masonry column and rail fence and automated gates provide good perimeter security.

The property presents well and provides a very good standard of industrial office/ warehouse accommodation.

The site is a rectangular shaped survey-strata lot having the following dimensions

Frontage - George Street 16.940 metres

Depth(Average) 25.905 metres

Land Area 438 square metres



Level 1, 187 Stirling Highway,  
Nedlands WA 6009

The land is an elevated level site  
T (08) 9386 9981

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Water, electricity and telephone services are available to the property. The land is deep sewer.

Located 175 kilometres south of Perth, Bunbury is the major commercial, industrial and shipping centre for the South West region and the largest centre in Western Australia outside