



## 4/981 Wanneroo Road, Wanneroo WA

### KEY INFORMATION

#### Address

4/981 Wanneroo Road, Wanneroo WA

#### Price

Contact Agent

#### Type

Commercial / Medical/Consulting

#### Land Area

N/A

#### Build Area

85 sqm

#### Car Spaces

N/A

#### Listing Type

Lease

Located on a busy retail strip along Wanneroo Road with easy access off both Wanneroo road and Church Street, this 85 sqm shop is now available for Lease..

This premises is suitable for a variety of uses including Retail, Medical or Allied use eg Physio, Radiology, Psychology.

Medical Location and needs analysis denotes a significant unmet need for health services in Wanneroo.

#### Key Features:

- Current cold shell fitout to be negotiated
- Inter-tenancy walls are concrete to under-roof (premium fire safety)
- 1 x disabled Toilet Facilities (as provided)
- Double Door in glazed Shop-Front (as provided)
- Rear door access
- Power to the distribution board (as provided)
- Phone-line and NBN (as provided)

Existing tenants in the close vicinity include:

- Chicken Treat
- McDonald's
- Pizza Hut
- Large GP Medical Centre

This is a fantastic opportunity for the astute business person to leverage from the strong existing customer base and foot traffic this location provides along with the exposure to over 35,000 vehicles per day.

It is adjacent the Wanneroo Primary School with the Servite College across the road. It is near the Wanneroo Central District Shop Centre.

The residential catchment is expanding greatly within the town centre north (Stocklands) and at East Wanneroo.

Level 1, 18 East Wanneroo,  
Nedlands WA 6009  
T (08) 9386 9981

Area: 85 sqm

Rent: Price on Application + Outgoings + GST



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For more information or to arrange an inspection, please contact Jonathan or Con today.....