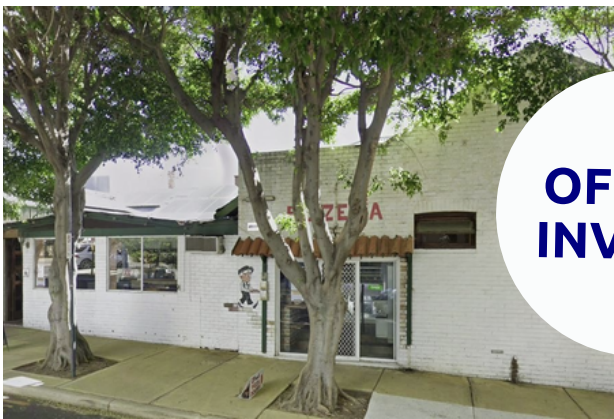


FOR SALE

Churchill Knight

COMMERCIAL REAL ESTATE



**OFFERS
INVITED**



231 Stirling Highway, Claremont

Summary

Two street frontage	
Corner Location	
Land Area	701m2
Zoning	Mixed use
Frontage	16.64m - Stirling Highway 41.24m - Walter Street

Holding Income - very substantial

Long lease to an established tenant to 2028
with a redevelopment clause.

- Gross rent Current - \$139,312.00 P.A + GST
- Estimated Outings - \$30,000.00 P.A + GST



churchillknight.com.au



Ivor Cohen



0418 923 652



ck@churchillknight.com.au



9, 154 Hampden, Road
Nedlands WA 6009

Scheme Certificate

In accordance with clause 42 of the

Metropolitan Region Scheme the following information relates to:

Certificate:
65906315

Receipt:
652435

Date:
24/11/2023

Location: Stirling Highway, Claremont

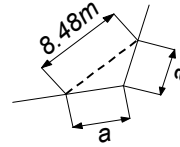
Certificate of Title: Vol: 1842 Folio:207

Diagram: 17577

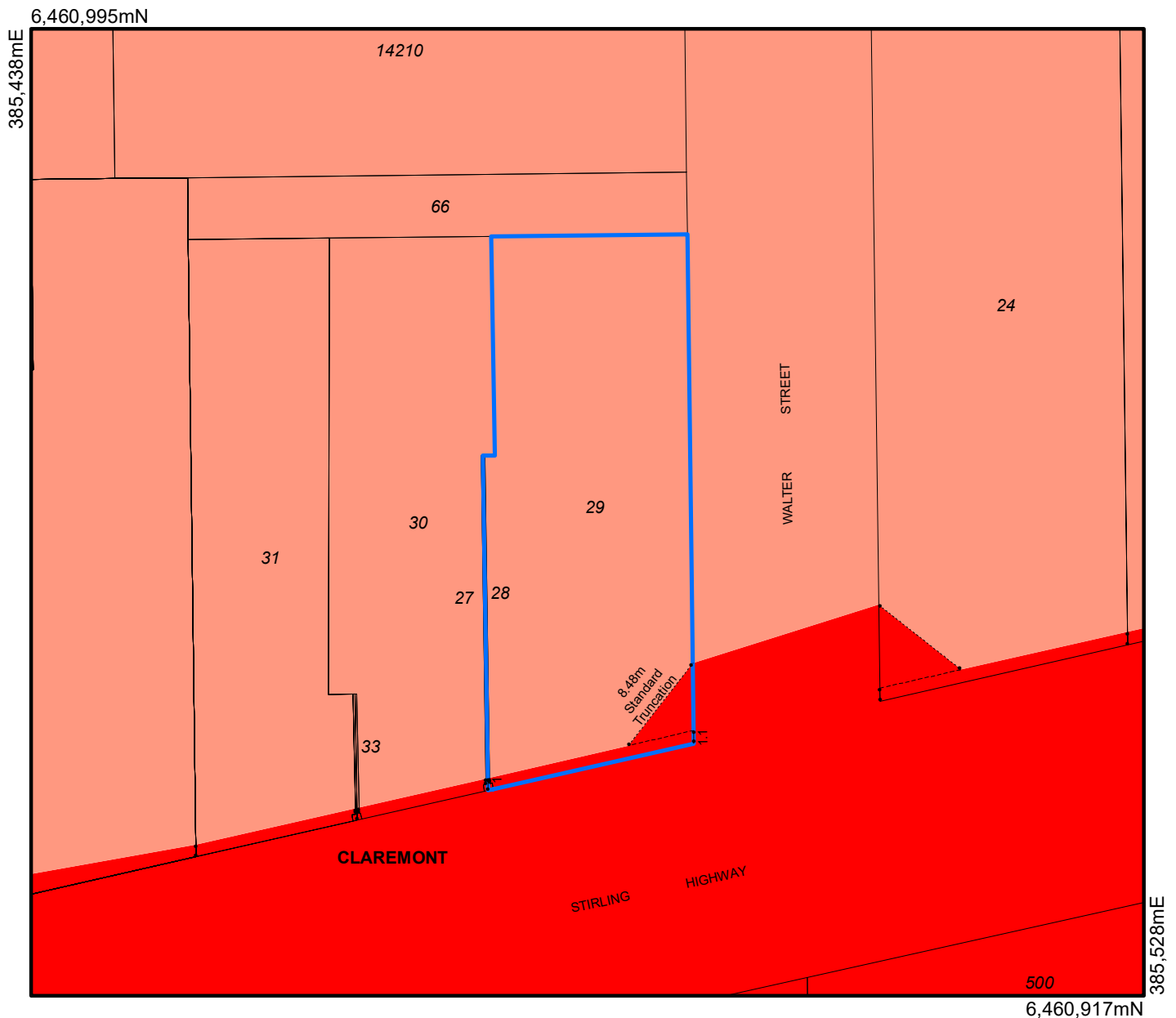
Legend for reserved land and

- Primary regional roads
- Urban

Standard Truncation



Note: All truncations are standard unless otherwise shown



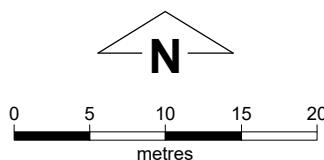
This certificate relates only to the provisions of the:

Metropolitan Region Scheme

and does not claim to indicate the land use allocation under any local government provision.

Produced by Data Analytics,
Department of Planning, Lands and Heritage, Perth WA.

Base information supplied by:
Western Australian Land Information Authority SLIP 1447-2023-1



Coordinates based on MGA Zone 50 (GDA 94)
All dimensions are in metres
Subject to survey

Sam Boucher.

Ms Sam Boucher
Secretary
Western Australian Planning Commission