

FOR SALE



145 Claisebrook Road, Perth

Warehouse | Factory | Retail

300sqm lettable area

443 sqm land area

Fully Leased Investment

2 separate tenancies

Close Access to the Freeway

Eric Rogers

m: 0412 228 555

e: egr@metwaywa.com

Peter Treichl

m: 0431 234 559

e: peter@metwaywa.com

9228 2255 (24 Hours)

www.metwaywa.com

Licensed Estate Agents. Property Consultants. Auctioneers.

Real Estate and Business Agent Member of the Real Estate Institute of WA (Inc)
Licensee: Cityfield Investments Pty Ltd (ACN 078 234 974) as Trustee for the Real Estate
Trust - Trading as Metway Real Estate (ABN 93 918 167 259)

145 Claisebrook Road, Perth



Location

Situated on a corner block in 'Claisebrook' this area is very accessible and positioned just off the Graham Farmer Freeway. The Council have stated this area is intended to be a "...transit orientated, inner city hub for both residents and businesses...shifting the focus to high density mixed use development with the potential to deliver more homes than a new outer suburban residential area".

Premises

These well-maintained premises are divided into 2 separate areas and include a successful bakery fronting Claisebrook Rd and a high truss warehouse fronting Murchison Tce. Each tenant has direct street exposure.

Lettable Area

150 sqm + 150 sqm

Asking Price (+GST)

\$1,550,000

Outgoings (+GST)

Insurance	\$2,310
Council	\$4,782
Water	\$2,210

Lease

Fully leased investment property with Owner Occupier potential.

Eric Rogers

m: 0412 228 555

e: egr@metwaywa.com

Peter Treichl

m: 0431 234 559

e: peter@metwaywa.com

9228 2255 (24 Hours)

www.metwaywa.com

Disclaimer: The particulars contained in this brochure do not form part of any contract. While care has been taken in this presentation, no representation or warranty is made by the vendor/s or the selling agents. No responsibility is accepted for the accuracy of any information in this brochure. All persons must make their enquiries and satisfy themselves in all respects. Privacy Policy: The agents are committed to protecting your privacy. If at any time you choose not to receive information from them or wish to amend your personal information please notify them directly.