



## 609-617 Old Coast Road, FALCON 6210

*In the heart of the vibrant Falcon Commercial Hub*

<b>Premises:</b>	Unit 3
<b>Area m<sup>2</sup>:</b>	162
<b>Rent:</b>	\$24,000 - \$36,000 p.a. plus GST
<b>Net/Gross:</b>	Net
<b>Outgoings:</b>	\$16,057



### Availability

Immediately



### Location

Popular coastal centre



### Traffic

Approx. 22,000 passing daily

### Location:

Strategically situated next to the busy Old Coast Rd, between Estuary and Ocean in the fast growing City of Mandurah. Falcon enjoys strong ongoing population growth, a desirable coastal location and heavy tourist visitation.

### Description:

- Busy medical / retail centre
- Popular tourist destination
- Suits a variety of uses

This exciting opportunity would be ideal for allied health, professional offices or retail space. Situated right in the heart of the vibrant Falcon commercial hub, your business will enjoy excellent exposure to potential clientele generated from existing tenants. These include Falcon Medical Centre, Falcon Pharmacy and the popular Miami Bakehouse plus other quality businesses in this high-profile location.

Flexible area available 80sqm to 162sqm.

### Contact:

**Bruce Porter**  
T (08) 9470 9700  
E [bporter@portercommercial.com.au](mailto:bporter@portercommercial.com.au)

**Tea Webb**  
(08) 9470 9700  
[twebb@portercommercial.com.au](mailto:twebb@portercommercial.com.au)