



## 14 Wilson Street, KALGOORLIE 6430

*Kalgoorlie Town Centre Investment!*

### Premises:

**Area m<sup>2</sup>:** 578

**Price:** Offers from \$1 million GST Exempt (going concern)

### Location:

14 Wilson Street, Kalgoorlie is beneficially situated on the corner of Dugan Street in the heart of the Kalgoorlie Town Centre. Kalgoorlie primarily services the mining industry within the Eastern Goldfields and is currently experiencing increased mining activity which has a domino effect and flows through to ancillary services, retail and hospitality.

### Description:

- Occupy or invest
- Kalgoorlie Town Centre
- Retail, office and warehouse space

This is a rare offering of a prominent 1,012sqm site which sits in a commanding position on the corner of Wilson St & Dugan St. The substantial improvements on site provide the ability to spread risk across three separate tenancies.

Improvement comprise two freestanding buildings:

Office / warehouse - 368sqm (approx)

Restaurant / retail- 210sqm (approx)

The office/warehouse is currently leased on a 3-year term expiring in 2027 and there is further potential income from the vacant Restaurant/retail.

The property is zoned as "Central Business", which allows for a variety of commercial uses including office, medical, consulting rooms, vehicle sales, equipment hire, open air display, fast food, restaurant and a variety of other permitted and discretionary uses.

Please register your interest with Porter Commercial today to receive more detailed

[www.portercommercial.com.au](http://www.portercommercial.com.au)

**P (08) 9470 9700 | F (08) 9470 9711 | A 64 Canning Highway, Victoria Park WA 6100 | M PO Box 89, Victoria Park WA 6979**

Whilst every care has been taken to the preparation of the particulars, the information has been supplied to us and no warranty is able to be given as to its accuracy. Accordingly, all interested parties should rely upon their own enquiries. These particulars in no way constitute part of either an offer or a contract on behalf of the agent or the owner.

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# For Sale

information.

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