

PORTER

COMMERCIAL

FOR SALE

92 President Street, Welshpool WA 6106
FREESTANDING WELSHPOOL OFFICE/WAREHOUSE OPPORTUNITY!



Features

- **2,077sqm Landholding**
- **810sqm Floor Area**
- **Secure Front and Rear Hardstand**
- **Perfect Opportunity for an Owner Occupier**

Summary

Porter Commercial are excited to present 92 President Street, Welshpool. A column free office/warehouse with a truss height of 7m. With hardstand to both the front and rear this property is a perfect opportunity for an owner occupier.

The property is situated on the high side of President Street and enjoys easy access to main arterial roads of Orrong Road, Leach Highway and Tonkin Highway. Improvements comprise 810sqm of freestanding office/warehouse accommodation, internally this space is roughly divided into 90sqm* of office space and 720sqm* of warehouse space, featuring two 4.8m high roller doors.



Legal Description

Lot 114 on Plan 3903 as contained within Certificate of Title Volume 1835 Folio 625.

Zoning

The property resides within the Town of Victoria Park and is zoned 'Industrial (2) Zone' under the Local Planning Policy.

Lease Details

This property has a small tenancy in the rear portion of the warehouse paying \$3,500.00 per month gross, with a lease expiry date of November 2023 (no option).

Terms of Sale

The property is being sold via "Expressions of Interest" from **\$1.8 million** plus GST on or before the 1st of August 2023 (unless sold prior). The seller is under no obligation to accept any offer.

Contact

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Disclaimer:

Whilst every care has been taken to the preparation of these particulars, the information has been supplied to us and no warranty is able to be given as to its accuracy. Accordingly, all prospective buyers 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.