



## 76 Canning Highway, VICTORIA PARK 6100

*Convenient and affordable boutique office suite!*

**Premises:** Suite 6  
**Area m<sup>2</sup>:** 35  
**Price:** \$150,000 plus GST

**Location:**

76 Canning Highway offers a prime CBD fringe location and excellent accessibility being situated in close proximity to The Causeway and Albany Highway retail strip amenity.

**Description:**

- Highly Accessible
- Lock & Leave
- Professional Complex

This well-presented 35 square metre ground floor office suite comprises a functional layout partitioned into two rooms, which would be suitable for a reception and private office. The suite features air-conditioning and a large window to the rear providing ambient natural light throughout. Shared kitchenette and toilet amenities can be found on each floor.

This space is ideal for a small business and perfect for owner occupiers and superfunds.

**Contact:**

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**Air Conditioning**



**Location**  
 CBD fringe location



**Bus**  
 Public transport in close proximity



**Parking**  
 Use of one car bay