



274 Albany Highway, VICTORIA PARK 6100

Rare Albany Highway Investment Opportunity!

Premises: Whole Property

Area m²: 413

Price: Offers invited!

Location:

274 Albany Highway presents a rare opportunity to secure a freehold "Green Title" site in the tightly held Albany Highway Precinct. Situated only 4kms from the Perth CBD and 3.5kms from the Crown Hotels the property enjoys a prime location with excellent exposure from Albany Highway.

Description:

- 413sqm Green Title Site
- 600sqm of Improvements
- Flexible "District Centre" Zoning

The property has a land area of 413sqm with an approximately 10m Albany Highway frontage and rear Right Of Way access. Improvements comprise a substantial 600sqm building with front shop, rear warehouse parking and upper mezzanine floor.

274 Albany Highway is situated within a flexible "District Centre" zone under the Town of Victoria Park Planning Scheme No.1. With Potential for future high-density development with a 12 storey height limit under the proposed new Planning Scheme No.2.

The property is currently leased on a 3-year term having commenced 1st January 2022, with two 3-year option terms to follow.

The property is open for Offers until Close of Business Friday 17th May 2024.

Don't miss this fabulous store of wealth with holding income!



Rent

Current Gross Rental:
\$66,950.00 p.a.



Frontage

10m Albany Highway Frontage



Location

Prime Location



For Sale

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