

Strategically Situated Office Suite – Comes With Tenant!**Features**

- **115sqm 1st Floor Office Suite**
- **5 Marked Car Bays**
- **Functional Fit-out**
- **New 3 Year Lease**

Summary

524 Abernethy Rd is a relatively modern commercial complex situated in the heart of the Kewdale Industrial area, enjoying prime position on the corner of Abernethy Rd & Kewdale Rd. Suite 14 is situated on the first-floor and offers fully self-contained, partitioned office accommodation complete with 5 dedicated car bays.

The property was recently leased to an established truck parts import operation. This offers investors a securely leased opportunity and ideal for those who want to park it in their superfund given the affordable price point. There has been a resurgence of popularity for suburban offices following Covid as businesses look beyond traditional CBD based offices and place greater weight on accessibility and affordability. The office suite ticks many boxes and enjoys good proximity to several major thoroughfares such as Kewdale Rd, Welshpool Rd, Roe Hwy & Tonkin Hwy. It is also minutes from Perth Airport making it popular with mining companies and alike.

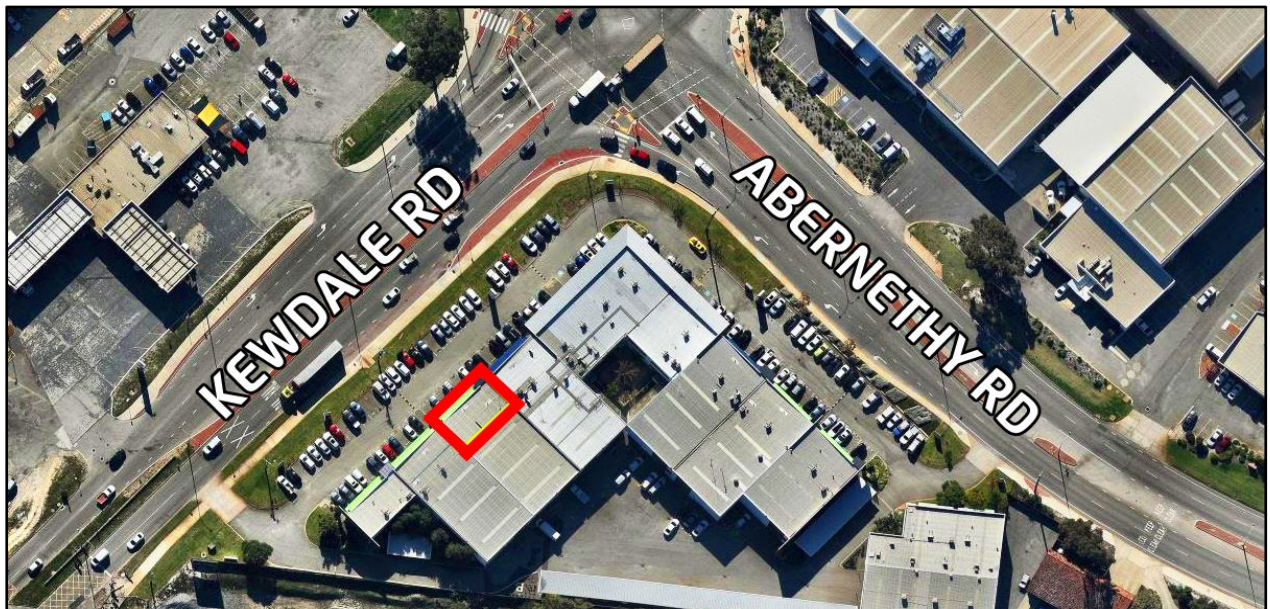
With an asking price of sub \$4,000/sqm and a current rental rate of just \$174/sqm, we believe there is both rental and capital growth on offer in the medium to long term.

Legal Description

Lot 14 of Strata Plan 45946 contained in Certificate of Title Volume 2624 Folio 926.

Lease Details

Tenant	:	Japanese Truck & Bus Spares Pty Ltd
Lease Commencement	:	1 st May 2024
Current Net Rental	:	\$20,000 p.a. Plus GST
Outgoings	:	Tenant pays all outgoings in addition to annual rental
Current Term	:	3 years
Option Term	:	3 years
Rent Reviews	:	Annually to fixed 3% with a review to the greater of 3% and market upon exercising of the option period.



Method of Sale

The property is being offered for sale at an asking price of **\$450,000 GST Exempt** (as going concern).

Don't miss the opportunity to secure this affordable investment opportunity with future upside.

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Disclaimer:

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