



\*APPROX AREAS

## LEASED OFFICE/WAREHOUSE INVESTMENT OPPORTUNITY

- > TWO LEVEL AIRCONDITIONED STRATA SUITE OF 155 m2\*
- > NET INCOME \$35,513.64 PA
- > LEASE EXPIRY 30 NOVEMBER 2024
- > ANNUAL INCREASES FIXED AT 3%
- > TENANT PAYS ALL OUTGOINGS
- > EXCELLENT CONNECTIVITY TO LEACH HWY
- > AMPLE PARKING AVAILABLE WITH REAR ROLLER DOOR ACCESS
- > ZONED LIGHT INDUSTRY

**OFFERS FROM \$420,000 (TO BE SOLD AS A GOING CONCERN)**

**DISCLAIMER:** The contents of this brochure and any other information provided should not be relied on by you as it is provided provisionally subject to the disclosures made in this brochure. You should make your own enquiries, inspections and searches and if needs be, secure your own professional advice before making any decisions.

# FOR SALE

**4/7 GYMPIE WAY,  
WILLETTON WA 6155**

**DOUGLAS OCKERBY**

**0419 901 439**

**ANNA FARRIS**

**0413 707 744**