



**55 Norma Road, Myaree**



Situated on the busy street of Norma Road within the heart of the Myaree commercial/industrial precinct, the property offers a modest workshop/showroom/warehouse complex comprising of two units on the one title.

The two units are fully leased with a net rental income of \$52,800 per annum.

The property is located approximately 9 kilometres south of the Perth CBD and within close proximity to major arterial roads including Leach Highway and Canning Highway. Under the current town planning scheme the property is zoned "Service Commercial" which allows a plot ratio of 1 and a building height standard of 13.5 metres overall.

Surrounded either side by new builds - the future is very promising for this locale and the future potential for this site is massive.

Features include:

- 414m<sup>2</sup> of combined lettable area
- 906m<sup>2</sup> of Freehold Land
- Prestigious Myaree Location
- Secure Investment
- Signage & Exposure
- Ample parking to both front and rear of the property for staff and customers

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

<b>Price</b>	SOLD for \$1,025,000
<b>Property Type</b>	commercial
<b>Property ID</b>	609
<b>Land Area</b>	906 m2
<b>Warehouse Area</b>	414 m2

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