

Sold



1/1 Baden Street, Osborne Park



IT'S ALL ABOUT LOCATION!

Immaculate, street front warehouse boasting a number of options in design and layout to accommodate your needs, whether it be predominantly warehouse/industrial based or a mix of office/showroom and warehouse.

With over 500sqm of lettable space, the property can be utilised for a multitude of businesses due to its dual street and side access, high ceilings and the possibility of splitting it up into smaller spaces/tenancies. All on the city fringe, away from the congestion of eastern Osborne Park.

This is an excellent opportunity to acquire an affordable industrial unit in a well-run complex that provides a good working environment. It is built to take advantage of volume with high trusses to enable plenty of racking or storage if required.

The property boasts:

- Street front exposure in a vibrant and hustling location
- Corner position providing two separate entries
- Fully usable floor space and bonus additional mezzanine area and small office
- 3-phase power
- Two industrial roller doors
- Spacious entry foyer with security system

6 467 m2

Price	SOLD for \$680,000
Property Type	Commercial
Property ID	648
Land Area	467 m2
Office Area	220 m2
Warehouse Area	243 m2

Agent Details

Joseph Mansour - 0412 672 234

Office Details

Applecross
21 Kearns Crescent Applecross WA
6153 Australia
08 9364 8899



- Male and female toilets
- Kitchenette and hot water system
- Refrigerated air-conditioning
- Parking at the front door with 6 allocated bays
- Ample signage opportunity being a corner lot
- Located close to major arterial roads providing ease of access to greater Perth

SALE: From \$699,000 (Plus GST)

LEASE: \$35,000 Per Annum + V/O + GST

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