

Under Contract



1/1 Baden Street, Osborne Park



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Immaculate, street front warehouse boasting a number of options in design and lay-out 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
- Male and female toilets

*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>	SALE From \$699,000 OR
	LEASE \$35,000 PA + V/O + GST
<b>Property Type</b>	commercial
<b>Property ID</b>	648
<b>Land Area</b>	467 m2
<b>Office Area</b>	220 m2
<b>Warehouse Area</b>	243 m2

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