



## 126 Erindale Road, Balcatta WA

### KEY INFORMATION

#### Address

126 Erindale Road, Balcatta WA

#### Price

Offers Invited from \$3.2 million

#### Type

Commercial / Showrooms/Bulky

#### Land Area

3000 sqm

#### Build Area

1433 sqm

#### Car Spaces

N/A

#### Listing Type

Sale

Fantastic 2 street frontage Showroom with ample parking, and direct exposure to Erindale Road. Currently being occupied by Gym and Martial Arts Academy, who are currently looking to relocate to a smaller premises.

The subject property offers:

- Building Area: 1,433sqm approx.
- High Exposure
- Ample Car-Parking
- Two street access points
- Kitchenette, shower and multiple toilet facilities
- Good natural lighting
- Land Area = 3,000sqm approximately
- Current Rent is \$227,136.00 + outgoings +GST

### AGENT INFORMATION



**Con Passaris**  
PRINCIPAL

D. 9386 9981  
M. 0412 004 374



**Jonathan Kilborn**  
PRINCIPAL/LICENSEE

08 9386 9981  
0404 796 137

Offers invited closing 11th April 2024 Contact Con Passaris or Jonathan Kilborn to arrange an inspection



Level 1, 187 Stirling Highway,  
Nedlands WA 6009  
T (08) 9386 9981

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