



## Strata Lot 3/8 Roy Street, Welshpool WA

### KEY INFORMATION

#### Address

Strata Lot 3/8 Roy Street, Welshpool WA

#### Price

Asking \$500,000 + GST

#### Type

Commercial / Industrial/Warehouse

#### Land Area

1518 sqm

#### Build Area

361 sqm

#### Car Spaces

N/A

#### Listing Type

Sold

A great investment, with loads of potential and located in one of Perth's premier and sought after industrial areas.

Erected on the land is a small industrial development comprising two (2) freestanding buildings that accommodate three (3) strata lots.

Strata Lot 3 is a standalone building.

The respective strata lots have a total combined strata lot area of 773 square metres comprising:

Strata Lot 1 - 361 square metres (apx)

Strata Lot 2 - SOLD

Strata Lot 3 - SOLD

Unit 1 is a two level brick office/ factory unit comprising a ground floor office/ Factory of 247 square metres and first floor office of 114 square metres. The unit fronts Roy Street.

Unit 2 is a single level brick factory that adjoins the rear of Unit 1. It has ready access from a centre driveway.

Unit 3 is a freestanding single level brick factory unit that fronts Roy Street. It enjoys both front and side roller door access.

The site is bitumen sealed and part fenced.

The land is zoned "General Industry" under the City of Canning's Town Planning Scheme No.40 (District Scheme).

The parent lot is a level rectangular shaped block having a frontage of 30.18 metres, a depth of 50.29 metres and a land area of 1518 square metres.

The respective strata lots are offered for sale individually or as a group purchase, the choice

Level 1, 181 Stour Highway,  
Nedlands WA 6009

T (08) 9386 9981

**TWO SOLD, ONLY ONE REMAINS!**

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