



## Lot 7, 71-77 Albert Street, Osborne Park WA

### KEY INFORMATION

#### Address

Lot 7, 71-77 Albert Street, Osborne Park WA

#### Price

Please, get a quote with us

#### Type

Commercial / Industrial/Warehouse

#### Land Area

N/A

#### Build Area

150 sqm

#### Car Spaces

N/A

#### Listing Type

Sold

- 150 sqm
- Concrete mezzanine and staircase
- 3 phase power
- LED lighting
- Feature kitchenette
- Hot water system
- Security gates and lighting
- Palisade fencing
- Automatic roller door entry
- 2 car bays per unit plus visitor parking
- Prominent street frontage to each unit
- Brand new construction
- Outstanding easy access Osborne Park location
- Suit businesses buying in superannuation investments
- Future investment with capital growth

### AGENT INFORMATION



#### Max Vaghella

Associate Director - Industrial Sales & Warehouse

M. 0401 044 420



#### Con Passaris

PRINCIPAL

9386 9981

0412 004 374

Zoned "Traditional Industry"

Permitted Uses include:

- Warehouse
- Caretakers Dwelling
- Motor Vehicle Repair
- Motor Vehicle Wash
- Industry - Cottage

Discretionary and other uses include:

- Convenience Store
- Trade Services
- Club Premises
- Place of Worship
- Personal care services such as care and treatment of clients, hair dressing, beauty therapy, manicure and massage
- Personal services such as dry cleaners, laundromats, repairers and tailors plus many more.



Level 1, 187 Stirling Highway,  
Nedlands WA 6009

T (08) 9386 9981

The above zoning information is provided as general information only. All buyers must conduct its own due diligence pertaining their use directly with the City of Stirling.

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Unit 5 - 150sqm - SOLD

Unit 6 - 150sqm - AVAILABLE

Unit 7 - 150sqm - SOLD

Unit 8 - 150sqm - AVAILABLE