



Commercial Leasing Opportunity

Offices • Retail

Lot 1091 Albany Highway, Kelmscott, WA 6111

Floor Area: 200 m²

Land Area: 1297.00 m² (approx)

For Lease

Contact Agent

Property Description

- **See your Business in this location!**
- **Land Area 1,297sqm***
- **Building Area 200sqm***

On behalf of the Public Transport Authority, Burgess Rawson is pleased to present a commercial leasing opportunity within for the Kelmscott Station Master's House.

The historical site is bounded by Albany Highway to the east, Streich Avenue to the south, a Western Power property to the north and an access road for Kelmscott Train Station parking to the west. The building's front elevation faces west.

The premises are complemented by the Denny Avenue Level Crossing Removal Project on the southern side of the Kelmscott Train Station. Removing the Denny Avenue level crossing will increase safety for people walking, cycling and driving in Kelmscott and surrounding suburbs as well as reducing road congestion and revitalising the local community. Details of the project can be located via the following website <https://www.metronet.wa.gov.au/projects/denny-avenue-level-crossing-removal>

Suitable for various uses (Subject to Council Approval).

Features include:...



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