



## Dodson Road Exposure

Land/Development

11 Dodson Road, Glen Iris, WA 6230

**Land Area:** 0.46ha (1.14 acres)  
(approx)

### Property Description

11 Dodson Road is one of 6 lots on offer in this unique subdivision and is 4596m<sup>2</sup> in size and located next door to the extremely popular Fullers New and Second-Hand store. It has great access and frontage to the very busy Dodson Road and it is perfect for a business that wants instant exposure to the passing traffic from the many vehicles that use this road. The lot is a rectangle shape, which allows for plenty of different building designs. Zoned Light Industry there are many opportunities for this lot, including relocating your business and building your own premises or develop and lease the property out as an investment opportunity.

This subdivision offers an absolute blank canvas in an established prime commercial location with great exposure to a busy highway while being close to major transport routes and infrastructure. Its located on the South-Eastern corner of the intersection of South West Highway and Dodson Road, close to the main port access road being Willinge Drive, Bunbury airport and the Bunbury CBD. This is a great opportunity to buy a lot of this size with this sort of exposure.

If you are not ready to purchase the owner will negotiate to build you a building to suit your business on a leaseback arrangement. Talk to me about what your business needs in the way of a commercial property.

**For Sale or Lease**

**\$574,500 Plus GST**

For Sale

Under Contract

### Additional Details

**Tenure Type**

Vacant Possession

**Zoning**

Light Industry



**Mick Caddy**

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Elders - Southern Districts Estate  
Agency

11 Stirling Street, Bunbury WA 6230