



## Highway Showroom - 683m<sup>2</sup>

Showrooms/Bulky Goods • Industrial/Warehouse • Offices

2925 Albany Highway, Kelmscott, WA 6111

**Floor Area:** 683 m<sup>2</sup>

### Property Description

A fantastic opportunity to lease a high quality tilt panel building at a great price.

Building is only just over 10 years old and is 683sqm of showroom/office space centrally located on Albany Highway in Kelmscott. Zoned District Centre (Restricted Use No. 1) the space is ideally suited to a variety of uses (subject to City approval) including showroom, office, child care, medical centre, restaurant, trade supplies, veterinary centre and more.

The premises present as an open showroom and feature the following:

- LED lighting
- Air conditioning
- Abundant carparking
- Loading bay
- Excellent signage options
- High passing traffic volume

This is an opportunity not to be missed.

For more information, or to schedule an inspection, please contact Mike Dunsmore 0413 754 110

### Leased

Leased: Fri 20-Aug-21

### Additional Details

#### Car Spaces

20

#### Outgoings

\$17500

#### Zoning

District Centre  
(Restricted Use No  
1)



**Mike Dunsmore**

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**O'Neil Real Estate - KELMSCOTT**

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