RARE INVESTMENT OPPORTUNITY IN CANNINGTON

Showrooms/Bulky Goods

SOLD!, 1413 - 1417 Albany Highway, Cannington, WA 6107

Floor Area: 2,160 m²    Land Area: 0.56ha (1.38 acres)
(approx)

Property Description

- Tenanted Investment (National Retailer)
- Prime Location with Highway Exposure
- Guaranteed Growth Per Annum

Vend Property is pleased to offer 1413 – 1417 Albany Highway, Cannington in Western Australia for sale by Private Treaty.

The subject property is comprised of two separately leased showroom tenancies, one of which is leased to a national retailer (Rivers) with a combined net lettable area of 2,160.40 square metres. The site has direct access to both Albany Highway and Liege Street.

KEY INVESTMENT CONSIDERATIONS

- Freestanding building.
- Prominent Highway location with over 70,000 cars passing per day.
- Net Passing Income: $438,709.56 PA* plus GST (*approx.)
- Guaranteed Growth: Annual Fixed Increases
- 101 Exclusive Car Bays....

Additional Details

<table>
<thead>
<tr>
<th>Building Whole</th>
<th>Tenure Type Tenanted Investment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car Spaces</td>
<td>Zoning &quot;Centre: under the City of Canning Town Planning Scheme No. 40 (showroom approved)</td>
</tr>
<tr>
<td>101</td>
<td></td>
</tr>
</tbody>
</table>

Jeff Klopper
0418945759

Vend Property - Subiaco
Suite A1, 435 Roberts Road,
Subiaco WA 6008