

# Raine&Horne® Commercial

# Raine&Horne® Commercial

# Raine&Horne® Commercial

OSBORNE PARK  
221 Main Street

1214 sqm

## FULLY LEASED BLUE-CHIP INVESTMENT!

For Sale: Contact Agent

Raine and Horne Commercial are pleased to present to the market for sale 221 Main Street and 178 Edward street Osborne Park.

Coming to the market for the first time since being constructed 30 years ago, this blue-chip investment consists of four long term tenants making it an ideal asset for investors.

Main property features and details

- 100% Leased
- Total building area: 1,214sqm (approx.)
- Total Land area: 1,590sqm
- Prominent with huge dual frontage street exposure (Main Street and Hutton Street)
- Natural Light Throughout

Property ID	L1178383
Property Type	Retail
Building / Floor Area	1214
Land Area	1590.0 sqm

## AGENT

Matthew Edwards

0402 515 251

matthew.edwards@rhcwa.com.au

- Parking availability – 20 bays

- Constructed 1995

- Lift access to first floor

- 17,000 passing vehicles average \*

- WALE: 3 year and 9 months

- Current net rent: \$281,631.03

- Potential net rent: \$300,542.28\*\*

#### **Main roads traffic data**

\*Communications tower license income included

Tenants include:

- Gym – Snap Fitness

- Floral shop – Gracefield Blooms

- Beauty Salon – Miracle Skin

- Café/restaurant – Café Amaretto

- Infrastructure lease – Indara Corporation

Location and surrounding amenities:

- Perth CBD: 8.1km

- Osborne Shopping Centre (IGA): 140m

- Osborne Park Hospital: 3.6km

- Mitchell Fwy: 900m

- Wanneroo Road: 1.2km

Offers to purchase: Closing – 11:00 WST, Thursday 27th February 2026

(Unless sold prior)

For more information or to arrange a viewing please contact the Selling Agents.