Raine&Horne® Commercial

WEST PERTH
147-149 Colin Street

1022 sqm   24

Prime West Perth Office Building Occupy or Invest

Sold

Recently completed $700,000 refurbishment.

Ground floor and part first floor currently leased to 2 tenants, generating secure holding income. Significant potential for uplift through a leasing campaign or owner-occupier use of the vacant areas.

This contemporary, classically styled office building is a rare offering, blending style with functionality, making it ideal for a wide range of occupiers and investors.

This freshly renovated, sought-after location with unrivalled freeway and CBD access!

Land Area: 751sqm

Building Area: 1,022sqm

24 car bays

Property ID	L1182213
Property Type	Offices
Building / Floor Area	1022
Car Spaces	24
Land Area	751.0 sqm

AGENT

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Property Features:

• Three elevations of glazing provides remarkable working environment

• Balconies to each of the upper levels

• Each floor plate is partitioned, with mix of open plan areas, offices, meeting spaces, ablutions and amenities

• Proximity to the CBD, surrounding commercial and access from western suburbs

• Easy access to the Mitchell, Kwinana and Graham Farmer Freeways

• Within walking distance to City West Train Station, local amenities and cafes

• Substantial Building on green title

• Tightly held commercial precinct

• Great central West Perth location

• Corner site allows greater frontage, natural light and exposure

• Independent floors – own wet areas, access etc.

• Balcony on levels 1 & 2

• Shower on level 2 and could easily be added to other floors

Exceptional rental and capital growth prospects. Passing income: $170,247 p.a plus outgoings plus GST. Potential income: $418,447 p.a plus outgoings plus GST (before incentives).

For Sale: Offers Invited.

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