

Raine&Horne.[®] Commercial

SUBIACO
9/11 Roydhouse Street

94 sqm

GROUND FLOOR STREET FRONT OFFICE / RETAIL /
MEDICAL

For Sale: \$519,000 + GST

PRIME CENTRAL SUBIACO LOCATION

- Total Area: 94sqm
- Ground: 53sqm
- Sub-level: 41qm
- 3 Secure car bays
- Signage / exposure
- Direct street entry
- Own kitchen & bathroom

Property ID	L35229309
Property Type	Offices
Building / Floor Area	94
Land Area	149.0 sqm

AGENT

Matthew Edwards

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- Small strata complex (9 lots)
- Central Subiaco location
- Sold Vacant possession.

(Incumbent tenant is on periodic lease, would like to remain, however terms below market.
Make good obligations in place)

Ideal for ground floor office / retail / medical

With man cave or additional work area, storage within basement level!

Basement has own separate entry, could be ideal for

- Man cave
- Cellar
- Storage
- Artist / music studio
- Workspace

Local Amenity

- 270m to Bunnings / Homebase Subiaco
- 350m* to St John of God Hospital
- 350m* to Coles / Target
- 500m* to Subiaco Train & Bus Station
- 500m* to Woolworths / Subi Sq Shopping Centre
- 600m* to Rokeby Rd
- 800m* to Subiaco Hotel / Regal Theatre
- 2.5km* to Mitchell / Kwinana Fwy (Vincent St entry)
- 3.8km* to Perth CBD

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