

Under Contract



2900 Albany Hwy, Kelmscott



For Sale \$1500,000 ex GST

Land Area: Initially 1236m²

Land Required for Road Widening: 105m²

Effective Land Area: 1131m² (after accounting for road widening)

Gross Lettable Area: 383m²

Improvements: Modern purpose-built medical center, constructed approximately 15 years ago

Zoning: District Centre - Restricted use 1

Key Points Explained:

Land Area: Originally, the property had a land area of 1236m². However, 105m² is required for road widening, leaving an effective land area of 1131m².

Improvements: The property features a modern medical center that was purpose-built around 15 years ago. This suggests the building is relatively new and likely designed specifically for medical use.

Zoning: The property is zoned as District Centre - Restricted use 1. Zoning regulations typically specify permissible uses and development criteria for the area. "Restricted use 1" likely indicates specific limitations or conditions on how the property can be utilized.

1,131 m²

Price New asking price of \$1,500,000 (GST as ongoing)

Property Type Commercial

Property ID 30424

Land Area 1,131 m²

Agent Details

Jackie Skubevski - 0428 820 052

Office Details

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**** 5 year + 5 year + 5 year in place at \$91,000 p.a. net with CPI rent reviews and on option to market rent, this is inclusive of the Clinicallabs lease

*** approx 10m2 of the building is leased to Clinicallabs which commenced on the 01/01/2024 for 2 years + 2 years + 2 years at \$30,000 p.a. gross.

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