

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

New asking price of
Price \$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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