



Professional

For Sale



Prime Commercial Investment in the Heart of

Positioned in a highly visible location within the heart of Bassendean's bustling town centre, this well-presented commercial property offers an outstanding opportunity for investors seeking a secure, income-producing asset. Comprising approximately 84sqm of office space and two allocated car bays, the property benefits from excellent exposure to both pedestrian and vehicle traffic, ensuring strong visibility for the existing business. The premises are leased until 31 October 2028, generating a rental income of \$3,395 per month plus outgoings, providing investors with immediate and reliable returns. Conveniently located amongst established businesses, shops, cafes and public transport, this is a fantastic opportunity to secure a quality commercial investment in

PRICE

Expressions of Interest

ADDRESS

2/85 Old Perth Road, Bassendean, WA 6054

AGENTS

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