



**204 Warnbro Sound Avenue, Warnbro WA 6169**

## New 7 year lease to Liquorland

- Liquorland - A division of Coles
- Entrance to Federation Shopping Centre
- Southern Perth growth corridor

Brand new 7 year lease plus options.

Liquorland: a subsidiary of Coles Group Limited with 820 plus liquor stores and wholly owned by Wesfarmers Limited, an ASX Top 10 company.

Annual rent increases.

Significant 1,340 sqm\* site with a combined frontage & exposure of 103 metres\* plus over 40 on site car spaces.

Large 478 sqm\* building recently refurbished comprising retail area, cool rooms and two drive thru bays.

Strategic location at the entrance to Warnbro Federation Shopping Centre, recently completed major \$39million\* re

Retail

FOR SALE

478sqm