



**7 Comserv Loop, Ellenbrook WA 6069**

## Fully Leased Investment

- Anchored by Repco expiring October 2033.
- Repco is Australia and New Zealand's largest re-seller and supplier in the automotive parts and accessories market.
- Complimentary second tenant, automotive electrician (25% of income).
- Superb location in tightly held commercial precinct in Ellenbrook which is one of Australia's fastest growing locations.
- Freehold site of 1,556sqm\*.
- Substantial tax depreciation benefits. Building completed in 2007.
- Easily managed investment with outgoings recoverable from Repco.
- Net income \$95,677\* pa + GST.
- Includes 5 year termination clause.

### Introduction

Burgess Rawson is pleased

Showrooms/bulky Goods

FOR SALE

736sqm

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