



## Unit 2 / 52 Erceg Way, Yangebup WA 6164

### MODERN COMMERCIAL UNIT TO LEASE OR BUY

Unit 2 / 52 Erceg Way Yangebup is conveniently located within close proximity to Stock Road and Kwinana Freeway, some 25 kilometres due south of the Perth CBD and a few minutes from Bibra Lake.

This modern, well-presented industrial unit comprises a functional two level office of approximately 82sqm, with an additional mezzanine area of 28sqm together with a 240sqm of practical warehouse space.

Secure front car park

Available for Sale: \$565,000 plus GST, or Lease: \$30,600 per annum plus outgoings and GST.

For further information

Industrial  
FOR SALE

350sqm