



**Shop 22/225 Illawarra Crescent, Ballajura WA 6066**

**5 Year Lease & 6.7% Net Return (approx)**

Ray White Commercial (WA) is proud to offer for sale a ground floor, strata titled retail suite, currently utilised as a real estate office.

The property is located within Ballajura City Shopping Centre.

Property features:

- 117sqm\* lettable area
- Rent \$29,250 pa + Outgoings + GST
- New 5 year lease at settlement
- Strong tenant 17 years in occupation

For further information, please contact:

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Retail  
FOR SALE

117sqm

**Ray White.**

**Stephen Harrison**

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