



**2/215 Railway Avenue, Kelmscott WA 6111**

**LEASED INVESTMENT - 8% YIELD**

2/215 Railway Avenue, Kelmscott is a great opportunity for an astute investor to purchase a well-positioned showroom/warehouse on a busy Kelmscott commercial strip.  
 Total area 365sqm with approx. two thirds warehouse and the remainder, showroom facing Railway Ave.

The property is only one of two strata units which provides you the benefit of not having to deal with many property owners in a strata complex. It also comes with a generous amount of car parking, common yard which the tenant is using exclusively and a front showroom and office.

Lease Details:  
 - 3x 5-year options

Industrial  
 FOR SALE

365sqm