



**10 Marchant Way, Morley WA 6062**

## UNIQUE GREEN TITLE INVESTMENT OPPORTUNITY

This green titled property presents a rare opportunity in a tightly held commercial precinct. Offering part leased part vacant site with an established business occupying the front unit and the opportunity to lease or occupy the rear units.

The property is located on Marchant Way and is within close proximity to Morley Galleria, Walter Road West and Broun Avenue, providing access to the recently upgraded Tonkin Highway.

Building: 988sqm (total)

Unit 1 Tenanted: 478sqm

Enclosed yard: 120sqm (approximately)

Industrial

FOR SALE

Asking price \$1,575,000

988sqm