



1/4 Godfrey Street, Walliston WA 6076

Excellent Commercial Property - Potential 7% ROI for Investor

An excellent opportunity to own a strata lot commercial property in the Walliston Industrial area currently operating as an automotive repair business.

Industrial
FOR SALE

Features of this outstanding property include:

368sqm

****Main Workshop approx. 258sqm (inclusive of office and mezzanine)**

- air conditioning
- 3 phase power
- security system including alarm, cameras and monitoring
- solar panels
- electric hot water system
- broadband access
- secure offstreet parking
- remote controlled gate
- high insulated roof
- 3 large roller door access
- kitchenette facilities
- male and female toilets
- potential rent of \$21,000p/a (currently owner occupied)

****Rear Workshop 120sqm**

- air conditioning
- large roller door access
- 3 phase power