

For Sale or Lease **MLV**

REAL ESTATE



44 Vinnicombe Drive, Canning Vale

Property	Size	For Sale	GST Inc.	Rental	GST Inc.
Unit 4	436 sqm	\$775,000	\$852,500	\$50,000 PA	\$55,000 PA
Unit 5	216 sqm	\$425,000	\$467,500	\$25,000 PA	\$27,500 PA

David Lamb M: 0411 597 952 E: davelamb@mlv.com.au

Ainslie Lamb M: 0418 946 738 E: alamb@mlv.com.au

CANNING VALE INDUSTRIAL AREA

IMPROVEMENTS

Total Area:

Unit 4: 436 sqm (approx.)

Unit 5: 216 sqm (approx.)

Unit 4

The office is located to the front of the unit and is built over two levels. The upper level is constructed with a steel frame and wooden floors. The office is partitioned to accommodate individual offices and an open plan design. The office area on the upper level has been extended. The office includes carpet, reverse cycle air conditioning, suspended ceilings, partitioned offices and recessed lights.

To the rear of the unit is the warehouse which is currently used for storage. Internally the warehouse has male/female toilets, insulated roof, and roller door access with a truss height of 5.0 metres. The warehouse is accessed off Vinnicombe Drive.

Unit 5

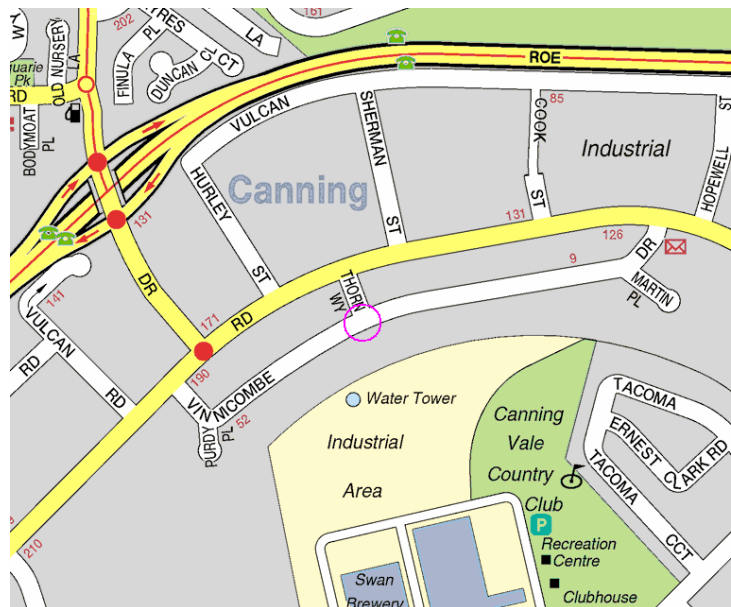
The unit is predominantly open plan and includes a mezzanine level of approximately 45 sqm which can be accessed via a staircase. The warehouse is currently used for storage by the owner and includes male/female toilets, insulated roof, and roller door access with a truss height of 5.0 metres. The warehouse is accessed off Vinnicombe Drive.

In general the units have excellent exposure to Vinnicombe Drive and access can be gained via South Street, Bannister Road, and Nicholson Road with the added advantage of the new Roe Highway. Parking is to the front of each unit with excess parking to the side of Unit 4. Overall the premises are in good condition and we would anticipate strong interest for the sale or lease.

- **Price:**
 - Unit 4: **\$775,000 or \$50,000 P.A.**
 - Unit 5: **\$425,000 or \$25,000 P.A.**
- **Building Area: 436m² and 216 m²**
- **Fitout Included**
- **Street Frontage**
- **Excellent Access**
- **Zoning: General Industrial**



LOCATION MAP



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