

# FOR LEASE

**1300 Albany Hwy  
CANNINGTON**



- Quality office/showroom/warehouse facility
- Street frontage
- Located just off Albany Hwy

<b>Property</b>	<b>For Lease</b>	<b>GST</b>
1300 Albany Hwy	\$48,675	\$53,543

Further details may be gained from the exclusive agent, MLV Real Estate  
David Lamb m | 0411 597 952 e | [davelamb@mlv.com.au](mailto:davelamb@mlv.com.au)



**9458 2222**

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## PROPERTY DETAILS

### LOCATION

Located on the major arterial road of Albany Hwy the property is only 10 km from the Perth CBD. The site is positioned within the bustling Cannington commercial precinct and is in close proximity to Carousel Shopping Centre. The property's location benefits from excellent transportation routes and can be easily accessed via Albany Hwy, Manning Road and Leach Hwy.

### SITE LOCATION



### ZONING

The property is currently zoned Highway Commercial under the City of Canning Town Planning Scheme.

### LAND AREA

Total land area is 295 m<sup>2</sup>

### IMPROVEMENTS

**Office/Showroom/Warehouse** **295 m<sup>2</sup>**

The improvements include a single storey office/showroom/warehouse facility of approximately 295 sqm.

The offices will be constructed from concrete floors, brick walls and suspended ceiling. Internally the office provides air-conditioning, carpeted floors and painted brick walls.

Entrance to the property leads to the showroom which is comprised of concrete floors with vinyl floor covering, plasterboard and painted brick walls and recessed lights.

The warehouse includes concrete floors, brick walls and iron roof. The warehouse is clear span and has a truss height of approximately 5 metres. It includes a single roller door at the rear of the property. A single toilet and kitchenette facilities are also found at the rear of the warehouse. The property has a bituminised rear yard and ample parking.

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