

# For Lease



REAL ESTATE AGENTS AUCTIONEERS PROPERTY MANAGERS VALUERS AND CONSULTANTS



**3/13 Sorbonne Crescent, CANNING VALE**  
**\$31,000 pa (+GST)**

A quality showroom/warehouse located in the heart of the  
Canning vale commercial precinct

Showroom/warehouse: 269 sqm

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**MLV**  
REAL ESTATE

## Canning vale Commercial | \$35,000 pa (+GST)

### IMPROVEMENTS

Total Area: 269 sqm

Showroom: 135 sqm

The area includes concrete floors, concrete elevations and metal roof. Entrance to the showroom is via a single doorway located at the front the building. Internally the showroom is air conditioned, has suspended ceilings and carpet and provides for one open space.

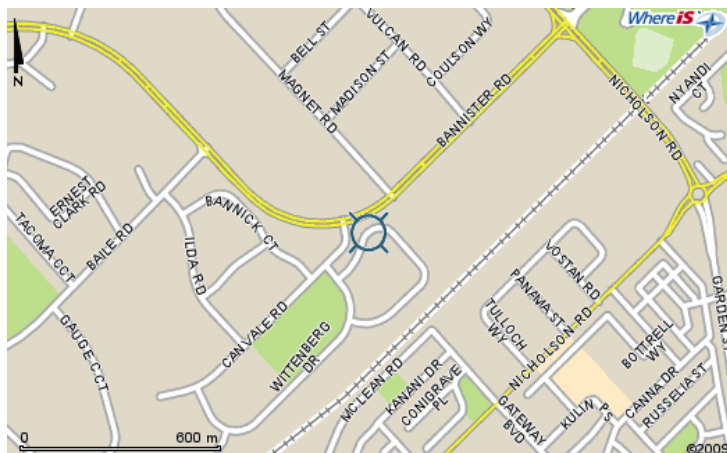
Warehouse: 135 sqm

The area includes concrete floors, concrete elevations and metal roof. The warehouse is clear span with a truss height of approximately 6 metres with access via a single industrial roller door located at the rear of the warehouse. Separate male and female toilets as well as kitchenette facilities are located at the rear of the warehouse.

Ample parking is provided at the front of the property.



- Price: \$35,000 pa (+GST)
- Building Area: 269 m<sup>2</sup>
- Rear roller door access
- Zoning: General Industry



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