

FOR SALE

partner
COMMERCIAL PROPERTY

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Suite 406, 2-8 Brookhollow Avenue, NORWEST 2153

3 + 3 Year Investment (5.4% net return) - Rare 9B Education Use Approved + Office

- One of Norwest's best office buildings
- 3 yr lease (exp 28/2/27) + 3 yr option
- Strong rental return \$65,000 + O/G + GST
- Rare 9B approved for education use
- ATLAS/Virgin Gym Building

Location

Avoid the traffic being at the entry site of Norwest Business Park where the Virgin Active Gym & Coffee Club café/restaurant is located. Across the road from Rydges Hotel and a quick walk to Serviced Apartments, Norwest train station, bus stop, Marketown Shopping Centre and the Lakeside restaurants.

Description

Superb investment offering an impressive 5.4% net return (outgoings & GST is paid on top by tenant) due to this property having additional rare approval for 9B - education use. This will always be in high demand as approval for this use is very costly, time consuming and hard to come by. Fitout includes reception, boardroom and two classrooms. 101sqm plus a large balcony offering breakout area and fresh air into the office.

Property Type:	Office
Total Area m²:	101
Asking Price:	\$1,195,000
GST	All prices are exclusive of GST
Parking Spaces:	4

Contact:



David Brae
0478 166 118
david@partnercom.com.au



Lee Pascoe
0408 687 344
lee@partnercom.com.au

partnercom.com.au

101B/ 8 Century Circuit, NORWEST

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