

4A Hampton Street, Greenfields, WA 6210

Mandurah

Sold Unit

Friday, 23 February 2024

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Bedrooms: 1

Bathrooms: 1

Area: 279 m2

Type: Unit



Candice Clark
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\$640,000

Welcome to your next savvy investment in a sought-after cul de sac location! This immaculate commercial property offers everything an investor could dream of, boasting a range of amenities and features to ensure long-term profitability. Key Features Include:

- Current tenant in place until March 2025- option to renew lease
- Ample Parking - with four dedicated parking bays
- Enhanced Security- Equipped with security cameras
- NBN Connectivity
- Disabled bathroom & extra toilet
- Kitchenette
- Large rear storage shed
- Rear fenced courtyard

Comfort and Efficiency- enjoy year-round comfort with Daiken reverse cycle air conditioning, downlights and a well-equipped kitchenette. Accessibility- Catering to all needs, the property features a disabled bathroom and an additional toilet for convenience. Spacious Layout - Accommodate various business needs with a staff room, two large dancing studios, an internal storeroom and external storeroom, a reception area with large double glass doors tinted for privacy. Full Fit-Out Included - Save time and money with a fully fitted-out interior, ready for immediate use and return. Easy Access - A roller door at the front provides convenient entry for deliveries and operations. Opportunity to build a mezzanine and utilize the height of this commercial premise. This property represents an outstanding investment opportunity, offering a blend of convenience, functionality, storage and security. Don't miss out on securing your slice of commercial success in this thriving location. Contact Candice Clark 0418 282 149 today to arrange a viewing and take the first step towards securing your financial future! This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.