

# 9 Railway Parade, Glen Forrest, WA 6071



## House For Sale

Friday, 3 November 2023

9 Railway Parade, Glen Forrest, WA 6071

Bedrooms: 1

Bathrooms: 1

Parkings: 6

Area: 703 m2

Type: House



Lindsay Earnshaw



Shirley Williams  
0414996706

## Offers over \$450,000

END DATE SALE: ALL OFFERS PRESENTED BY 2PM THURSDAY 23rd NOVEMBER 2023 (the seller reserves the right to sell prior to the end date without notice) In the heart of gorgeous Glen Forrest, a fantastic commercial opportunity awaits a clever entrepreneur who will appreciate being part of a vibrant, connected community. This 1930s built stone building has been transformed into a gorgeous gift store and has been run as a well-established business for decades. With a newly built patio and a large, fenced area, this property not only offers a thriving business but also the potential to expand or develop it further. Step into the gorgeous premises and you'll immediately appreciate its solid, vintage appeal - it's truly a unique and special setting for a wide range of businesses - you absolutely don't need to keep it as a gift shop! The spacious interior provides oodles of room to showcase any products and the atmosphere adds character and more than a touch of charm to whatever you choose to set up here. Currently, the shop only operates for 18 hours a week which leaves plenty of opportunity for growth and expansion, should you wish. Or keep life easy and stick to the current opening hours.

Features Include: • Commercial opportunity in the heart of Glen Forrest • Freehold commercial • Well-established business • 1930s-built stone shop (approx 32sqm) • Newly built patio • Large, fenced area • Run as Bungalow Gifts gift shop for decades • Perfect for an owner occupier • Currently open for 18 hours a week - SO MUCH ROOM FOR GROWTH! • Plenty of room for growth, expansion, or development • Renovated outdoor toilet • Ample parking space • Set in the hub of Glen Forrest • Opposite Morgan John Morgan Reserve • 703 square metres Additionally, the property features a renovated outdoor toilet and quite a bit of parking for your future customers, including street parking right out the front, a small carpark shared by other businesses, and even more at 'Train Park' just a few steps down the footpath. Located opposite Morgan John Morgan Reserve and right next to the iconic Glen Forrest Gourmet and the health centre, you'll not only reap the benefits of working in such beautiful Hills surrounds but also the steady flow of foot traffic who amble on past. For more information on 9 Railway Parade Glen Forrest, or for friendly advice on any of your real estate needs, please call Team Lindsay on 0414 996 706.