



## 272-274 Hay Street, East Perth WA

### KEY INFORMATION

#### Address

272-274 Hay Street, East Perth WA

#### Price

CONTACT AGENT

#### Type

Commercial / Land/Development

#### Land Area

1348 sqm

#### Build Area

850 sqm

#### Car Spaces

N/A

#### Listing Type

Sale

A unique development site combining 272 & 274 Hay Street is hitting the market! This combined offering boasts a substantial 1,348 sqm of prime CBD land, presenting an exceptional opportunity for owner-occupiers, developers, and visionary investors.

Owner-Occupiers may choose to renovate and occupy the previous supermarket and restaurant premises, tailoring them to your specific needs.

Astute Developers can leverage the potential for high density development and transform the site into a masterpiece.

The subject property offers:

- Total Land Area of 1,348 sqm
- Total improvements approximately 850 sqm
- Combined frontage of
- Zoned 'Central City Area' under Metropolitan Region Scheme (MRS) and 'Town center' under City of Perth Local Planning Scheme No. 2.
- Plot ratio of 4:1 with potential bonus
- Rear lane plus side lane access way
- Rear roller door access
- Ample parking and loading area
- 176 bays CPP Goderich Street Car Park at the rear (currently free parking 5.30 pm to 5.29 am)\*
- First floor Office with separate entry

Nestled on Perth's bustling Hay Street, this prime development site thrives amidst vibrant residential, hotel, and retail developments, guaranteeing consistent foot traffic and a dynamic atmosphere. With ECU's exciting arrival in 2025 poised to inject new life into the city, this opportunity to capitalize on Perth's booming potential is not to be missed!

Contact Max to request a copy of the IM report or arrange an inspection.

### AGENT INFORMATION



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