



## 2/88 Belmont Avenue, Rivervale WA

### KEY INFORMATION

#### Address

2/88 Belmont Avenue, Rivervale WA

#### Price

Please, get a quote with us

#### Type

Commercial / Industrial/Warehouse

#### Land Area

N/A

#### Build Area

2595 sqm

#### Car Spaces

N/A

#### Listing Type

Leased

Located on a main feeder road servicing the area, Belmont is recognised as one of Perth's premier and sought after industrial areas.

Erected on the land is a substantial office workshop which comprises two free standing buildings.

The single level office building is double brick in construction with a metal deck clad roof. The office is air-conditioned and extensively partitioned, and provides a good standard of administrative accommodation.

The rear and adjoining workshop is an older style steel framed building with brick elevations and an insulated metal clad roof.

The improvements comprise:

Office: 545 sqm

Workshop: 2,050 sqm

Total: 2,595 sqm

### AGENT INFORMATION



**Tony Goudas**  
DIRECTOR ASSET SALES

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The site is readily accessed and bitumen sealed and provides good on-site car parking and provision for open storage.

The land is a rectangular shaped lot have the following dimensions:

Frontage to Belmont Avenue: 40.23m

Depth: 146.63m

Land Area: 5,901 square metres

The land is deep sewered.

The owner is offering the premises for lease on very attractive terms and conditions with an asking rent of \$60 /sqm for the workshop/ warehouse. You won't find a better deal.

AN OUTSTANDING OPPORTUNITY FOR YOUR BUSINESS



Level 1, 187 Stirling Highway,  
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