



## For Sale 37 Blythe Avenue Yokine - from \$500,000 + GST

This exceptional commercial space offers a total floor area of 59m<sup>2</sup>, perfectly designed for a variety of professional uses. Key features include

- Bright and open work area with excellent lighting.
- A dedicated boardroom/meeting room for collaborative work or client meetings
- Private WC/powder room facilities
- Airconditioning for year-round comfort
- Ample common parking at the front of the complex
- Options of tenant in place or vacant possession

This versatile property is ideal for small businesses, startups, or professionals looking for a modern and functional workspace

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

<b>Price</b>	From \$500,000 + GST
<b>Property Type</b>	Commercial
<b>Property ID</b>	31150
<b>Office Area</b>	59 m <sup>2</sup>

### Agent Details

Jackie Skubevski - 0428 820 052

### Office Details

Xceed Real Estate - Commercial  
Leasing & Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE