

Under Contract



Unit 1, 22 Paramount Drive, Wangara



## 1/22 Paramount Drive Wangara - For sale Investment Opportunity - currently tenanted

An outstanding opportunity to secure a quality industrial investment in one of Perth's most tightly held commercial precincts. Positioned in the heart of Wangara, this well-presented 187sqm industrial unit is offered for sale currently tenanted, providing investors with immediate holding income and long-term investment appeal.

Strategically located with convenient access to major arterial routes including Ocean Reef Road, Wanneroo Road and the Mitchell Freeway, the property benefits from strong connectivity and ongoing demand within the thriving Wangara industrial market.

### Property Features:

- Currently tenanted – immediate holding income
- Established sitting tenant in place
- 187sqm\* industrial/commercial unit
- Functional warehouse with practical layout
- Office and staff amenities
- Roller door access
- Excellent accessibility and functionality
- Located within a well-established industrial precinct
- Easy access to major transport routes
- Suitable for investors seeking a secure income-producing asset
- Ample onsite and street parking

187 m<sup>2</sup>

**Price** \$750,000 - \$790,000 ex GST

**Property Type** Commercial

**Property ID** 33181

**Land Area** 187 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

Current Net Rent: \$46,749.96 p.a. net ex GST

Lease Expiry: 30 April 2028

Option: 5 years

Rent Reviews: Annual fixed increases of 5%

Opportunities to secure industrial investments with income already in place are increasingly difficult to find. This property presents an excellent opportunity to acquire a well-located asset with immediate returns and long-term upside.

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