



## Malaga, 1/11 Enterprise Drive

### Malaga Fringe Office Showroom and Warehouse

Offers Invited - Malaga Fringe Office | Showroom | Warehouse

Lease Asking \$35,000 net + VO's + GST

Sale Asking Price +\$600,000pa + GST (if applicable)

Currently on a periodic lease : \$32,000 net + VO's + GST

Council \$3,597.49

Water \$1,430.00

CC \$1,114.18

GST \$3,200.00

Showroom | Warehouse and Office in prime Malaga Location

Outstanding Value Showroom Opportunity

•Zoned 'Industrial Development'



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**For Sale**  
Contact Agent

**Building Area**  
227sqm

**Contact**  
**Edi Carver**  
0438 933 506  
edward.carver@ljhooker.com.au

**John Samykannu**  
0411 263 175  
mirrabooka@ljhooker.com.au

**LJ Hooker Mirrabooka**  
(08) 9344 5577

- Showroom Office and Warehouse
- Malaga Market Fringe Asset

LJ Hooker are pleased to present to the market for sale 1 - 11 Enterprise Crescent  
MALAGA

Offered for sale or lease this commercial opportunity benefits from fantastic surrounding amenities and offers buyers a large multitude of options

- Occupy the whole building
- Rent out the entire building
- Occupy part of the building collect rent from the rest
- Refurbish and redevelop the existing improvements of the property as a whole

The property sits on a street front parcel of land occupying 180 sqm of land and comprises a solid two level concrete slab building with an approximate building area of 227sqm\*

The building has a variety of offices potentially lettable to multiple occupants including front reception showroom warehouse and large storage area with 3 offices upstairs

There is ample onsite parking with 4 dedicated car bays and plenty of adjacent parking

The property has a large 26 metre frontage on Enterprise Crescent offering prime exposure with a constant flow of vehicles passing daily

The property enjoys excellent accessibility to many key amenities and resides just :

- 13kms\* from the Perth CBD
- 200 metres\* from Malaga Drive
- 2kms\* from Reid Highway entries
- 200 metres\* from Alexander Drive
- 200 metres\* from Transperth Bus stop
- 100 metres\* from Malaga Markets (anchored by fruit veg international cuisines entertainment and many specialty stores)

The Property has the following features :

- Alarm
- Hot water system
- Great natural light
- Kitchenette facilities
- 180 sqm\* Land Area
- Large roller door entry
- Top security camera system
- High insulated roof warehouse
- Suit Owner Occupiers or Investors
- 100 metre proximity to Malaga Markets
- Multitude of uses for a variety of buyers
- 26 metre frontage to Enterprise Crescent
- Ideally located with key access to key amenity
- 4 onsite parking bays ( plenty overflow parking )
- Improvements interior lettable area of 227sqm\*
- Excellent exposure and signage with street profile



**LJ Hooker Mirrabooka**  
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- High volume passing traffic Alexander and Malaga
- Current periodic lease offers flexibility and income
- Air-conditioned both levels ( 5 split system air-conditioning units throughout )
- Double glass door entry reception showroom with carpet air-conditioning and a NE aspect

#### Legal Description

Lot 1 on S034532

Certificate of Volume 2135 Folio 561

#### Zoning

The property is zoned 'Industrial Development' according to the City of Swan Local Planning Scheme

#### Possession

The property can be leased or sold with vacant possession

#### Key property information

Land area

180 m&#xB2;

Floor area

227 m&#xB2;

For further information or to arrange an inspection contact the Agent

## More About this Property

|               |         |
|---------------|---------|
| Property ID   | PHHFF4  |
| Property Type | Offices |
| Building Area | 227 m2  |
| Land Area     | 180 m2  |

#### Edi Carver 0438 933 506

Senior Sales Executive | edward.carver@ljhooker.com.au

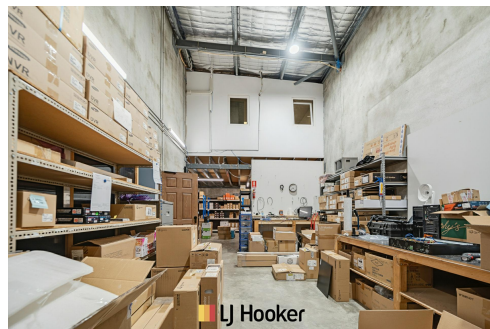
#### John Samykannu 0411 263 175

Principal-Licensee / Sales Director | mirrabooka@ljhooker.com.au

#### LJ Hooker Mirrabooka (08) 9344 5577

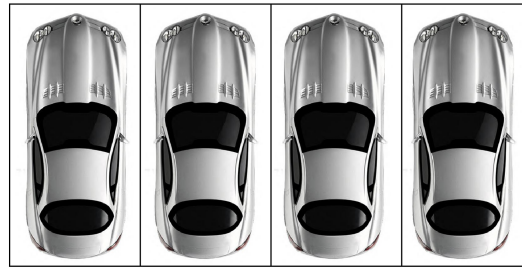
Unit 5, 9 Cobbler Place, MIRRABOOKA WA 6061

mirrabooka.ljhooker.com.au | mirrabooka@ljhooker.com.au

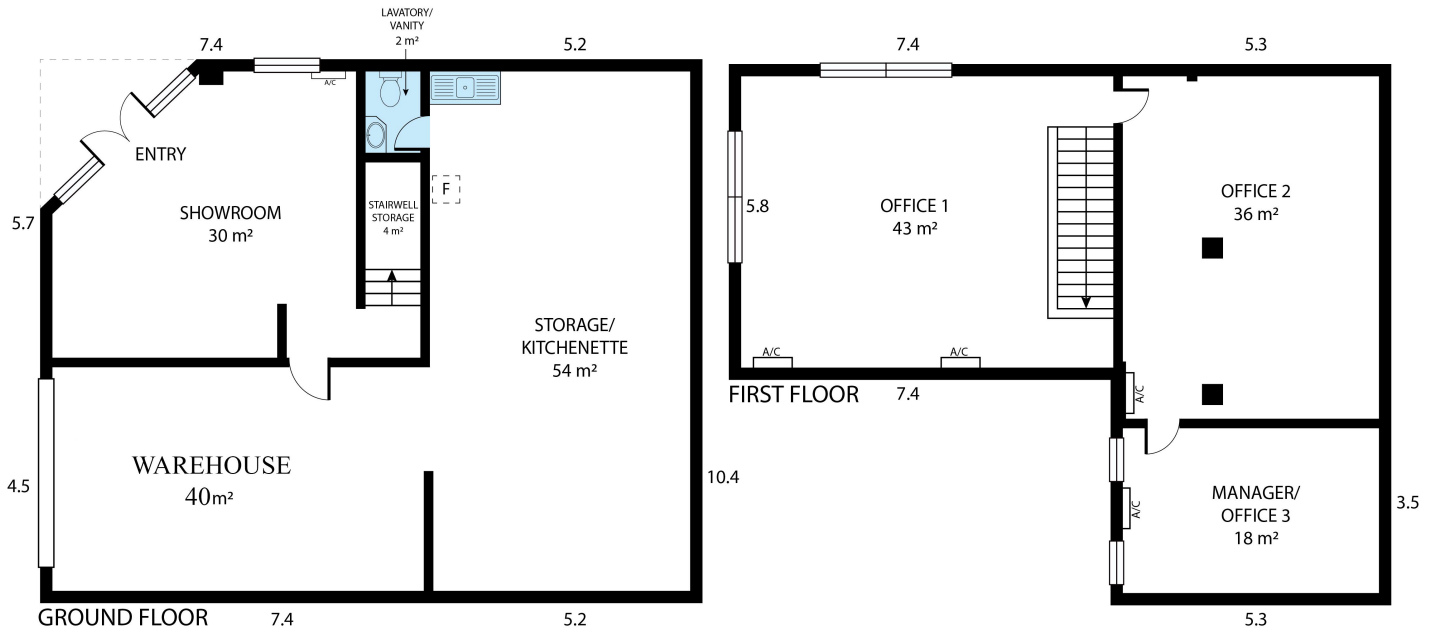


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4 CAR BAYS  
54 m<sup>2</sup>



### Unit 1/11 Enterprise Crescent, Malaga, WA, 6090

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

APPROXIMATE BUILT AREAS  
GROUND FLOOR : 130m<sup>2</sup>  
FIRST FLOOR : 97m<sup>2</sup>  
TOTAL BUILT AREA : 227m<sup>2</sup>