



## Vasse, 3/14 Burler Drive

### Prime Commercial Unit - Spacious and Food Approved!

Strategically located in the bustling Vasse Light Industrial area, this versatile commercial unit is an opportunity not to be missed. Currently home to the renowned Fre Jac bakery, the design boasts an open-plan space, offering flexibility for future proprietors to easily tailor the unit to suit their unique requirements. Spanning a generous 134sqm on the ground floor, the unit further offers an additional approximate 60sqm of upstairs storage. For those who require outdoor solutions, an additional 24sqm of undercover storage. The unit also has 2 dedicated car bays.

The unit comes equipped with many features. A large cool room ensures perishables are stored under optimum conditions. For those who wish to continue with culinary aspirations, the unit is an approved commercial kitchen with all council approvals in place, with fat traps and a robust heat and fume extractor hood you are ready to go. Furthermore, a large Solar PV Array ensures energy efficiency is prioritised, resulting in big cost savings.

**For Sale**  
\$470,000

**Building Area**  
134sqm

**Contact**  
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**LJ Hooker Property South West WA**  
(08) 9791 6880

Situated in the strategic Vasse Light Industrial area, this commercial unit offers unparalleled versatility. Whether you envisage a retail space, an office, or another commercial venture, the adaptability of this space is undeniable.

There are no current leases in place, allowing prospective buyers immediate possession. Thus, it offers a blank canvas, ready for its new owner's inspiration and initiative.

The additional shopfront space combined with the comprehensive commercial kitchen space makes this unit ideal as a lunch or breakfast bar. Given the burgeoning trade and services community in the area, and notably the lack of a lunch bar, this unit can easily be the solution to a glaring market need.

Low strata costs only further enhance the appeal of this unit, ensuring maintenance and communal areas are taken care of without a hefty price tag.

While the Fre-Jac bakery itself has long been a hallmark in the South West since its inception in 2010, it's essential to note that the sale of this unit does not encompass the bakery business. The bakery is available for purchase separately. However, the focus of this sale remains the commercial space - a prime piece of real estate in a burgeoning industrial area.

Should you be interested in this strategic location, offering both convenience and commercial potential, it's available at an asking price of \$470,000.

For those intrigued by the business side of things, Fre-Jac Bakery is also on offer separately for \$134,000 (GST N/A). Discussions regarding separate or joint purchases can be had in confidence with the selling agent, Tim O'Sullivan.

While the unit does come with the added advantage of a second floor of storage and office space, the selling agent makes no warranties or representations concerning the accuracy of the approximate measurements given in this description. Potential buyers are advised to undertake their own investigations.

Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.



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## More About this Property

Property ID	115DHND
Property Type	Other
Building Area	134 m <sup>2</sup>

**Tim O'Sullivan 0452 656 280**

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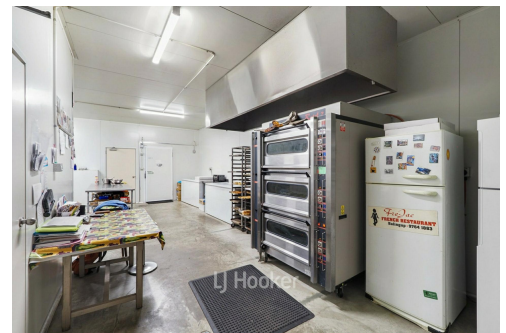
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