

## Victoria Park, 31/443 Albany Highway

### VICTORIA PARK OFFICE

This 204 sqm strata titled office in the heart of Victoria Park may be ideal for your business. The space has been partitioned into a reception, executive office, several private offices, plus large boardroom/training room, plus store. It has its own toilet and kitchenette facilities.

The total lot area is 283 sqm, which includes 5 under cover secured car bays.

Available with vacant possession.

Priced at \$639,000.00 (ex GST) negotiable.

Council Rates: \$4,550.37 p.a.  
Water Rates: \$1,026.01 p.a.  
Strata Levies: \$14,800.00 p.a. (admin)



**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**  
\$639,000.00 (ex GST)

**Building Area**  
204sqm

**Contact**  
**Jason Hughston**  
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[jason@ljhvicpark.com.au](mailto:jason@ljhvicpark.com.au)

**LJ Hooker Victoria Park | Belmont  
(WA)  
(08) 9473 7777**

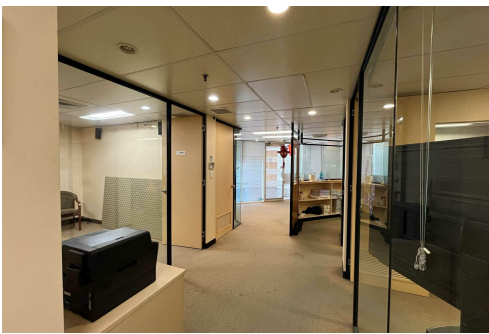
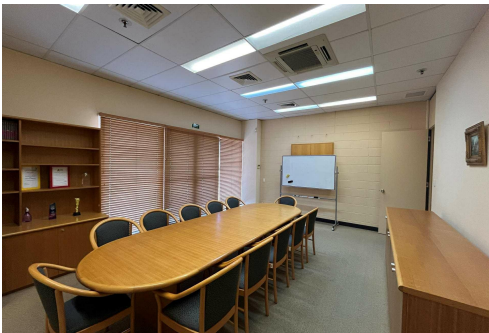
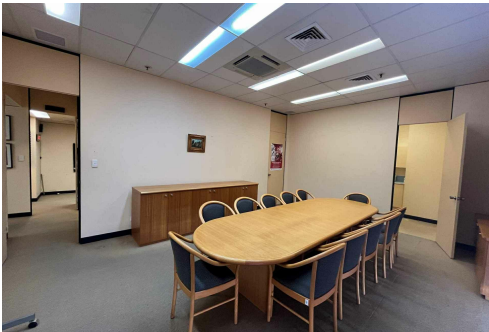
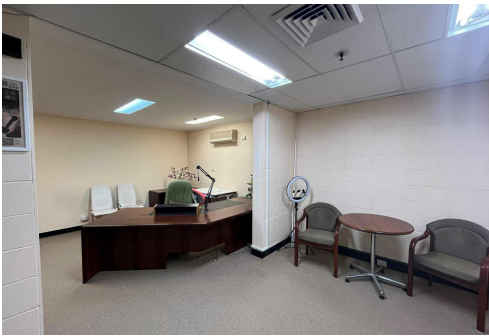
Strata Levies: \$4,440.00 p.a. (reserve)

## More About this Property

Property ID	5FJCFFB
Property Type	Offices
Building Area	204 m <sup>2</sup>
Land Area	283 m <sup>2</sup>

**Jason Hughston 0408 902 907**  
Commercial Property - Sales, Property Management & Leasing |  
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