



Lot 1, 8 Cassowary Bend, Eaton



LEASED COMMERCIAL INVESTMENT OPPOSITE EATON FAIR - LOT 1 / 8 CASSOWARY BEND, EATON

Secure a quality commercial investment in the heart of Eaton's thriving business precinct with this leased office positioned directly opposite Eaton Fair Shopping Centre. Returning approximately 5.9% per annum, contact agent for lease details, outgoings etc.

Being offered as a Going Concern, this modern strata-titled commercial property is fully leased to an established tenant and provides immediate income from settlement, making it an attractive addition to any investment portfolio.

Situated within a well-maintained complex of just four commercial units, the property enjoys excellent exposure, ample surrounding parking and convenient access to major retailers, professional services and local amenities.

2 110 m2

Price Going Concern Sale Offers Over \$499,000

Property Type Commercial

Property ID 1502

Land Area 110 m2

Office Area 72 m2

AGENT DETAILS

Matilda Downard - 0429960431

OFFICE DETAILS

Umbrella Realty
1/98 Stirling Street East Bunbury
WA 6230 Australia



Investment Highlights

- Leased commercial investment
- Approx. 72m² Strata Office, 110m² Strata Lot
- Current rent of \$29,611 per annum excl GST
- Lease commenced 1 February 2025
- Fixed term to 1 February 2027
- Further 2-year option available
- Annual CPI rent reviews
- Zoned Service Commercial
- Two-level office configuration
- Ground floor reception, private office, open plan workspace, kitchen and bathroom with shower
- Mezzanine level with large open plan office, kitchenette and second toilet
- Dual entry, main double door entry plus separate mezzanine access.
- Reverse cycle air conditioning on both levels
- Allocated car bay
- Opposite Eaton Fair Shopping Centre
- Offered as a Going Concern

The well-configured layout spans two levels and suits a wide range of commercial applications. The ground floor features a reception area with a private office, open plan workspace, reverse cycle air conditioning, kitchen and a bathroom with shower. A cupboard under the stairs houses the electric hot water system. Upstairs, the mezzanine delivers a large open plan office with kitchenette, second toilet and its own reverse cycle air conditioning, plus a separate entrance door at the bottom of the stairs, offering flexibility for a second business to operate independently. The property is currently occupied by an established recruitment business.

Located within one of the South West's fastest-growing communities, this property offers investors the opportunity to acquire a well-positioned commercial asset with an existing income stream and future growth potential.

For further information including lease and outgoing details, strata information and plans please contact **Matilda Downard** today.

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