

6 Tobruk Road, Jerramungup, WA, 6337



House For Sale

Sunday, 3 November 2024

6 Tobruk Road, Jerramungup, WA, 6337

Bedrooms: 1

Bathrooms: 1

Type: House

PRIME COMMERCIAL BUILDING WITH LEASE

Take advantage of a rare opportunity to acquire a versatile light industrial property with an established fixed lease, situated on the bustling Main Street of Jerramungup.

Property Highlights:

- 📍Prime Location: Located on Main Street, this property enjoys high visibility, convenient access, and is perfectly positioned for business exposure.
- 📍Secure Lease: Secure, income-generating asset with an active fixed term lease in place. An ideal choice for investors seeking stability.
- 📍Light Industrial Space: Spacious interior suitable for a variety of uses.
- 📍Brick Shop Front: Attractive brick facade gives a professional look, adding curb appeal and timeless character to the property.
- 📍Growing Community: Situated in Jerramungup, a community known for its growth in agriculture and small business, making this location ripe for business opportunities.

Lease Details

- 📍Annual Rent: \$19,524 per year (exclusive of GST) with rent review dates in place.
- 📍Outgoings: Water and Council Rates, electricity, telephone and water usage.
- 📍Lease Terms: Current lease from 1 October 2022 to 30 September 2025, with an option term of another 2 years.
- 📍Long Standing Tenant: Current tenant has occupied the building since 2013.

Whether you're an investor looking for a solid income stream or a business owner seeking a prime space with built-in revenue, this light industrial building offers the best of both worlds.