



1/14 Burler Drive, **Vasse**

#### NEAR NEW COMMERCIAL PROPERTY IN VASSE LIA

This near new strata titled commercial premises in the rapidly expanding Vasse Light Industrial Area is being sold as a going concern with two tenants in place with an additional 75m<sup>2</sup> available for a third tenancy.

- 265m<sup>2</sup> total floor area
- 2 allocated car bays
- 11m<sup>2</sup> bin store
- Air conditioned
- Ground Floor (136m<sup>2</sup>)
  - 4 x offices
  - board room
  - male & female toilets
  - kitchenette
- Upper Floor (129m<sup>2</sup>)
  - 2 x offices
  - 75m<sup>2</sup> training room (currently not tenanted)

**\$645,000**

ID# 41921120011

**Matt Snaddon**  
0488 280 020