



210 Fitzgerald Street, Northam

Premium Office Accommodation

A massive opportunity to acquire fully leased commercial office accommodation in the regional centre of Northam.

This sought after property is centrally located in the main street of Northam. It was completed in 2001 and since its build date the property has been highly maintained by its fastidious owner. From its inception the ~1 030sqm building with on-site customer parking has had five long term qualified tenants, including Health Department and RSM Accountants, all contributing to outgoings, sinking fund and internal redecoration in addition to net rent.

Northam is currently in the midst of several large building projects positioning the town very well for the future; new Coles/Aldi shopping centre with specialty stores and Express Shell Fuel, expansion and refurbishment to Woolworths (Boulevard) shopping centre, expansion of the Regional Hospital and Main Roads, Police and Agriculture Departments, construction of a Cultural Centre and redevelopment of the old Shamrock Hotel into a Dome Cafe & Inn, a new car wash able to facilitate caravans, restoration of the Avon Bridge - the main link over the Avon River from the Perth end of Great Eastern Highway into the town.

Northam; located around an hour from the domestic and international airport terminals and less than an hour from the metropolitan area.

If you are in the market for a solid long term investment then this property is for you. Contact Michelle Allardyce or Steve Hill to arrange an information memorandum.

\$2 990 000

ID# 41866120007



Steve Hill

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