LJ Hooker Bunbury
130 Victoria Street,
Bunbury WA 6230

11 Trumper Dr, Busselton, WA 6280

Offers From 1,600,000.00

Warehouse















Versatile Commercial Facility

A rare opportunity to acquire or lease a substantial, well-improved commercial facility in one of Western Australia's fastest-growing regional centres.

Open for Inspection

By Appointment.

Positioned on a prominent corner site within the Busselton Industrial Estate, the property offers approximately 639.49sqm of functional building improvements on 1,603sqm of land, featuring a flexible layout, multiple access points, extensive services infrastructure and substantial outdoor areas.
Currently configured for animal care and wellbeing services, the premises incorporates a range of specialised improvements that may provide immediate value to businesses operating within animal care, health and wellness, training, recreation or other service-based industries. Equally, the property's practical design and industrial zoning create potential for adaptation to a variety of alternative commercial and industrial uses (STCA).

Property Highlights
- Land Area: Approx. 1,603sqm
- Building Area: Approx. 639.49sqm
- Prominent corner location
- Flexible internal layout
- High-clearance building accommodation
- Multiple roller door access points
- Reception and customer waiting area
- Air-conditioning and ventilation throughout
- Extensive secure outdoor areas
- Staff amenities, kitchen and laundry facilities
- Functional drainage and wash-down infrastructure
- Separate treatment, consulting or training rooms
- Ample operational and storage areas
- Designed for efficient workflow and customer access

Adaptable Premises
While currently operating as a successful animal care and wellbeing facility, the property's improvements extend beyond a single use

Listed By
The Office
Phone: (08) 9791 6880

Listing Number: 3561418

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.