

219 Dugan St, Kalgoorlie, WA 6430

Sold - 20/03/2025

Office Suite



219-225 Dugan Street, Kalgoorlie, represents an exceptional

- Land Size: 3506 m²
- Building Improvements: Approximately 1920 m², consisting of workshops, roof cover awnings, and office space
- Zoning: Mixed Use
- Total Annual Rent: \$195,610.44 per annum
- Current Return on Investment (ROI): 11% based on the asking price

Open for Inspection

By Appointment.

Lease Schedule:

1. Wormald

- o Rent: \$52,196.28 PA + GST & Outgoings
- o Lease Term: Until 31st July 2026
- o CPI Increase: 31st July 2025

2. Mud Lodgic

- o Rent: \$61,521.36 PA + GST & Outgoings
- o Lease Term: Until 31st January 2026, with an additional three-year option starting 1st February 2026
- o CPI Increase: 1st February 2027 and 1st February 2028
- o Market Rent Review: Upon commencement of option period

3. Kurt & Natalie Trust

- o Rent: \$81,892.80 PA + GST & Outgoings
- o Lease Term: Until 1st July 2027, with two 2-year options to follow
- o Market Rent Review: Annually during lease term

This combination of long-term leases with well-established tenants offers strong, stable cash flow, making it a highly attractive investment in Kalgoorlie's mixed-use zone.

Listed By

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