

3/9 Rouse Rd, Greenfields, WA 6210

OFFERS FROM \$549,000

Warehouse



Versatile Greenfields Factory Unit

Located at 3/9 Rouse Road, Greenfields, this 178 sqm factory unit presents an excellent opportunity for owner-occupiers, investors, or trades looking to secure a functional industrial space in a well-established precinct. Offered for sale on an "as is" basis, the property is priced to reflect value and potential upside.

Open for Inspection

By Appointment.

The unit provides excellent vehicle access directly into the workshop, making it ideal for a wide range of trade, light industrial, storage, or service-based uses. Internally, the layout is practical and efficient, featuring a dedicated office area fitted with air conditioning, allowing comfortable day-to-day operations or client interaction.

Full toilet and kitchen facilities are included, adding convenience for staff and reducing the need for additional fit-out. The property is also equipped with 3-phase power, a key requirement for many trades and industrial users. With a total building area of 178 sqm, the unit strikes a rare balance between affordability and usability, making it attractive to both smaller operators and investors seeking manageable, in-demand industrial assets.

From an investment perspective, based on a purchase price of \$599,000, the property shows the potential to achieve a gross yield of approximately 5-6%, assuming market-aligned rental levels. For example

Rent at \$190 per m²
178 m² × \$190 = \$33,820 per annum

Broken down
Annual: \$33,820
Monthly: = \$2,818
Weekly: = \$650

What yield that gives on \$599,000
 $\$33,820 / \$599,000 = 5.65\%$ pa

This positions the unit well within the "solid" yield range for comparable industrial properties, with further upside possible through leasing or improvement over time. Available now, this is a practical, well-located factory unit offering flexibility, strong fundamentals, and genuine value.

Listed By

The Office
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