

## 45 Dorothy St, Gosnells, WA 6110

Please Call

Retail Shop



### Strategic Landmark Opportunity in the Heart of Gosnells Town

Address: 45 Dorothy Street, Gosnells

Zoning: Business Centre

Land Area: 1,832 m<sup>2</sup>

Building Area approx as follows:

Brick and Tile construction

- Ground Floor: Approx. 517 m<sup>2</sup>
- Upper Floor: Approx. 517 m<sup>2</sup>

This prominent two-storey property presents a rare opportunity to secure a highly versatile commercial site in a prime central location.

The ground floor has undergone significant upgrades and now includes modern fit-out and equipment, perfectly suited for a restaurant, cafe; or retail operation.

The upper level features a spacious residential layout with 5 bedrooms, 2 bathrooms and 3 WCs, complemented by expansive living areas and wide verandahs — ideal for staff accommodation, a home office or future redevelopment potential.

Alternative permitted uses include:

- Civic Use
- Home Store
- Medical Centre

The property is fully fenced with secure gates and offers 22 private parking bays, ensuring convenience and safety for staff and visitors alike.

Situated within walking distance to Gosnells Railway Station and the Gosnells Shopping Centre, this site delivers outstanding exposure and accessibility.

45 Dorothy Street, Gosnells — a strategic investment or business headquarters opportunity in a thriving town centre location.

#### Listed By

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Open for Inspection

By Appointment.