

5/12 Tindale St, Mandurah, WA 6210

\$249,000

Warehouse



## Exceptional Commercial Investment Opportunity - Unit 5

Secure, Low-Maintenance Commercial Investment in a Well-Held Mandurah Precinct

Positioned within an established and tightly held industrial complex, this is a considered opportunity to secure a quality commercial asset in a location known for its consistent demand and long-term stability.

With the majority of units now sold, the remaining opportunities offer investors the chance to step into a proven complex with secure tenancies and steady income streams already in place.

Whether you are looking to diversify your portfolio, enter the commercial market, or purchase within your SMSF, these units provide a straightforward and manageable investment option.

### Available Units & Pricing

- Unit 1 - 97m<sup>2</sup> - SOLD
- Unit 2 - 84m<sup>2</sup> - SOLD
- Unit 3 - 85m<sup>2</sup> - From \$294,000
- Unit 4 - 83m<sup>2</sup> - SOLD
- Unit 5 - 83m<sup>2</sup> - From \$289,000
- Unit 6 - 216m<sup>2</sup> - SOLD

### Investment Highlights

- Established complex with a strong occupancy history
- Secure tenancies providing immediate rental return
- Low-maintenance commercial holdings
- Suitable for SMSF buyers seeking stable, long-term income
- Located within a consistently performing industrial precinct
- Opportunity to acquire one or both remaining units

### A Sensible Investment Opportunity

### Listed By

The Office  
Phone: (08) 9581 3399

Open for Inspection

By Appointment.

