

99 & 101 Throssell St, Collie, WA 6225

\$420,000 + GST

Retail Shop



Commercial Hospitality Opportunity & Adjoining Vacant Land

A unique opportunity to secure an established hospitality premises together with adjoining vacant commercial land in the heart of Collie.

Positioned within Collie's town centre with prominent frontage to Throssell Street, directly opposite KFC and McDonald's and within easy walking distance of the Collie Swimming Pool, the property offers approximately 106sqm of internal area with an existing hospitality fit-out and commercial kitchen facilities.

Rear laneway access provides convenient additional entry to the property for deliveries, servicing and day-to-day operations.

The two properties are offered together with a combined land area of approximately 518sqm, including adjoining vacant land with concrete pad, providing potential for outdoor dining, expansion of the existing premises or future development (STCA).

Property Features Include:

- Existing commercial kitchen fit-out
- Large cool room
- Stainless steel rangehood and extraction system
- Grease trap
- Three-phase power
- Reverse-cycle air conditioning
- Tiled flooring throughout
- Toilet and shower facilities
- Prime Throssell Street frontage
- Heritage-style Colourbond bullnose verandahs completed in 2022
- Mural providing a feature backdrop to the vacant land
- Full-height iron screen gates to the vacant land

Ideally suited to hospitality operators or investors looking to secure a versatile commercial property in the heart of Collie.

Open for Inspection

By Appointment.

Listed By

The Office
Phone: (08) 9791 6880

