

6/2 Tenth Ave, Maylands, WA 6051

\$38,400.00 p.a. + outgoings + GST

Retail Shop



## Maylands Retail

Located opposite the Maylands Train Station and Eight Avenue this property is the ideal for a range of businesses.

The property has the following features:

- \* Corner site
- \* 122 sqm
- \* 89 sqm alfresco area
- \* 11sqm store area (located in car park)
- \* 6 car undercover bays assigned plus ACROD parking
- \* High capacity air conditioning fitted
- \* 2000L grease trap connected
- \* 80 A 3-phase power
- \* 1000 MJ gas connection
- \* Equipped with male & female plus universal/disabled access bathroom facilities
- \* Meets council requirements for a cafe

\$38,400.00 p.a. + outgoings + GST

Outgoings inclusive of strata levies, council rates and water rates budgeted at \$9,000.00 p.a. + GST

For further details, please contact the agent.

**Open for Inspection**

By Appointment.

### Listed By

Jason Hughston

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