

**14 Close Way, West Kalgoorlie, WA 6430**

**Sold - 9/03/2022**

Office Suite



**OUTSTANDING WORKSHOP AND OFFICE, WEST KALGOORLIE  
- 8.9% R**

First National Real Estate Kalgoorlie is pleased to offer this fantastic Commercial Property for Sale.

**Open for Inspection**

By Appointment.

14 Close Way is situated in a great location in Kalgoorlie's prime industrial area of West Kalgoorlie. It has a Land size of 1540m2 and zoned Mixed Business by the City of Kalgoorlie Boulder.

Improvements on the site consist of a brick office approx.

100m2 and metal clad workshop of approx. 317m2. The 100m2 office space is made up of a large reception/admin space, showroom, manager's office, crib room and amenities.

Workshop is attached to the office and is accessed via roller doors to the side; it has a truss height of approx. 4m, mezzanine storage at both ends, three phase power, WC & Shower.

There is adequate customer parking at the front with a good size yard at the rear for storage of machinery or larger items.

\*

Land 1540m2

\*

Workshop 317m2

\*

Office 100m2

\*

3 phase power

\*

Zoned

Mixed Business

Property is leased until August 2022 tenant has a 5 year option available.

Currently showing a 8.9% return on investment

**Listed By**

Dee Lewis

Phone: (08 ) 9021 0300

