

265 - 269 Hannan St, Kalgoorlie, WA 6430

Sold - 13/10/2022

Retail Shop



Investment Opportunity on Hannan Street

3 SHOPS, 1 TITLE!

First National Real Estate Kalgoorlie is delighted to offer this great investment opportunity in the heart of Kalgoorlie-Boulders main shopping district. The sale includes not 1, but 3 shops on the one title!

265-269 Hannan Street is comfortably nestled between the York Hotel and Telstra Shop as well as situated close by to St Barbara's Square and the Visitor Information Centre, meaning fantastic exposure to tourists to the Kalgoorlie region. Not only boasting a 14m frontage with an abundance of foot and vehicle traffic, parking at the rear for staff members is an added bonus.

The entire property has three separate shops, two of which are currently leased with long term tenants, highlighting the fact that you could own a slice of Kalgoorlie's retail district for an extended period of time.

Current return on asking is

8.17 % with the potential of a higher return when fully leased. A Tenancy Schedule and Information Memorandum are available on request.

Property is Zoned R60 Central Business by the City of Kalgoorlie-Boulder

Asking \$650,000.00 and to be sold as a Going Concern

20/21 Council Rates \$10,350.00 approx.

20/21 Water Rates \$900.00 approx.

Open for Inspection

By Appointment.

Listed By

Gavin Gilmore

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