

**56 Hannan St, Kalgoorlie, WA 6430****Leased - \$30,000**

Retail Shop

**Showroom, Office and Warehouse at the Top End of Hannan Stre**

This great Showroom, Office and Warehouse is located on a corner site at the top end of Hannan Street and would be ideally suited to many businesses.

The signage exposure and drive by traffic plus the ample parking spaces for customers & Crim safe screens to the front of the shop for extra security, makes this an attractive site for any business.

**Open for Inspection**

By Appointment.

Warehouse has triple roller door access from the secured rear yard and pa access from the showroom, workshop is also air conditioned to keep you cool in the summer months.

The large open Showroom/Office is approximately 153m2, floor is currently covered with a mixture of vinyl and carpet, air conditioned with two split systems, and has plenty of lighting.

There is ample off street customer parking at the front of the property with small covered staff parking in the secured rear yard.

This property is ideally located on Hannan Street and presents well, it has great potential for new and existing businesses in the Goldfields.

**Land**

1112m2\*

Office/showroom 153m2\*

Workshop 95m\*

Zoned Central Business

Male and Female amenities

Staff room

Inspections are by appointment only with Chloe Adams

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