

62 Brockman St, Pemberton, WA 6260

\$395,000

Retail Shop



Commercial Building Sale

This iconic building offers an exciting commercial opportunity for an astute investor here in the heart of the ever popular tourist town of Pemberton, with main street frontage.

The current tenants of the Post Office and Newsagency have an existing lease in place until October 2024, with a further option available.

Open for Inspection

By Appointment.

This well-maintained building is brick and tile construction with 276sqm under the main roof, set out over two levels. For future development options, it would be possible to create another shop with a separate entrance from Ellis Street if required, although under the current arrangement the tenants require and use all of the space. Off street parking is provided for shop staff.

Country Towns like Pemberton are where many City people looking for a treechange are heading. In fact a number of new businesses have and sprung up in the town center or have changed hands making for a vibrant small business community. If you haven't been to Pemberton for a while then you will definitely see some changes on the main street and the crowds that are flocking to our South West tourist town.

There is a large subdivision at Greenland that will accommodate new families as they move to a rural lifestyle here in Pemberton. So the current business from this building is likely to expand over the next 5 or 10 years and with no other buildings vacant in Pemberton, this is the one and only place for the Post Office to operate from, especially with this central location.

The property is strata titled with 2 other smaller shops. The property is sold as a going concern and therefore is GST free. The current rental return is \$2,200 per month inclusive of GST. The owners are keen to sell and welcome all reasonable offers. Being a commercial property, the majority of the outgoings are paid for by the tenants making this a fantastic investment.

For more information please call or email Colin Wallbank on this exclusively listed property.

Listed By

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