



9 Dodson Road, GLEN IRIS, WA 6230

Location, Size and Income in a Great Location

On behalf of the current owners, Elders Commercial is proud to be able to offer this superb commercial property for sale by Expressions of Interest, closing at 4 pm on 31/10/2025, IF NOT SOLD PRIOR.

This property would suit the serious investor seeking a substantial investment in a prime location.

With 8,916m² of prime commercial land and three extensive warehouses with strong leases in place, offering a combined net lettable area of approximately 2,820m², along with over 50 car bays, a fully fenced perimeter, and a traffic flow plan for easy access and egress, this property is one of the most inviting investment opportunities for Commercial Property Investors to hit the market this year.

Building 1 - (870m² NLA) is leased by a furniture company for 3 years, with two further options to renew for 3 years.

Building 2 - (830m² NLA) is a retail outlet for small businesses with multiple tenants (Co Op) all under one head lease.

TYPE: For Sale

INTERNET ID: 300P178203

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Mick Caddy
0417 942 650

Building 3 - (1120m2 NLA) is leased by a furniture company for 3 years, with two further options to renew for 3 years.

This property is extremely well-located on a main arterial road that has a strong traffic flow and links Picton and Davenport Industrial areas together. They are Zoned Light Industry/Bulky Goods and in such a great location, with strong leases in place and a good ROI, these sorts of properties are much sought after.

A full Information Memorandum is available on request.

Property Features:

- + Three Strong Leases
- + 2820 NLA
- + 8916m2 of Land
- + Great Location With Strong Traffic Flow
- + 50 plus Parking Bays
- + Fully Fenced
- + Air Conditioning in Tenancy 1 & 3
- + Grease Trap

Buyers Note: All measurements/dollar amounts are approximate only. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including checking with local authorities regarding the property use and zoning. Buyers should also do a visual inspection of the property before entering into an offer/contract and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 8,916.00 square metres
- Commercial Type:
- Building Area: 2,820.00 square metres







