



44 Fortune Street, NARROGIN, WA 6312

Outstanding investment opportunity

An outstanding investment opportunity awaits at 44 Fortune Street, Narrogin, Western Australia.

This well-presented brick commercial office building offers approximately 518m²* of internal floor area set on a 1013m²* block and is presented in excellent condition throughout. The property features a bitumen car park at the rear, providing ample on-site parking for both staff and visitors - a valuable feature in a prime main street location.

The building is currently leased to two quality, blue-chip tenants, with secure leases in place, delivering a consistent and reliable income stream. This makes the property an ideal set-and-forget addition to any investment portfolio.

Constructed from solid brick, the building offers durability, long-term structural integrity, and low ongoing maintenance, helping reduce ownership risk and expenses.

Whether you are looking to expand your commercial property portfolio or enter the Narrogin market, this property represents a sound investment with strong long-term potential.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P194010

SALE DETAILS

\$1,100,000

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Patrick Williams
0407 990 886

Don't miss this opportunity to secure a prime commercial asset in Narrogin's thriving business precinct.

Contact us today to arrange an inspection or request further information.

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterisk) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 1,013.00 square metre
- Commercial Type:
- Building Area: 518.00 square metres
- Zoning: Commercial R50 - Shire of Narrogin Scheme No 3







