



## 408 Robinson Street, EAST CARNARVON, WA 6701

### Prime Main Street Frontage – Light Industrial

Located on Robinson Street East Carnarvon this Light Industrial Building offers a myriad of uses and has great potential for future usage.

With high exposure prime main street frontage and constant passing car traffic and ample space for truck turn around at the front of the property.

Sitting on a 2023m<sup>2</sup> block, there is ample room to move for larger vehicles and machinery. With ample car park space, fully fenced to rear yards, a separate ablution block, 4 offices and a front reception area. The rear of the building consists of 2 warehouses with industrial lighting, concrete aprons and garage roller doors.

Zoned Light Industrial with the primary use being Warehouse and Showroom.

Currently leased for \$31,285.71 + GST per annum until 01/10/2026, with further potential for the current tenant to stay.

Lease details Available by Request.

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:** 300P195308

**SALE DETAILS**

**\$650,000**

**CONTACT DETAILS**

**Elders Real Estate  
Geraldton**

Lot 149 Bradford Street  
GERALDTON, WA  
(08) 9965 8272

**Lauren Scott**  
0439 689 089

Whether you're expanding an existing operation, planning a future business, or securing land for long-term investment, 408 Robinson Street, East Carnarvon delivers the zoning, location and flexibility that industrial buyers rarely find. Excellent Investment potential or ideal for the Owner/Occupier business owner.

Property details:

- Zoned Light Industrial with the primary use being warehouse and showroom
- Total land area: 2023m<sup>2</sup>
- Frontage of property: 25m
- Brick and steel construction with front reception, three offices, staff kitchen, outdoor ablution block, garage space, concrete driveway and concrete apron
- Main street frontage with high visibility
- Ample space surrounding the building for couriers and trucks
- Shire rates per annum: \$5,691.40
- Connected to a septic sewerage system
- Currently leased for per annum: \$31,285.71
- Building plans available as per request

Call Lauren Scott â## the Exclusive Elders Real Estate Selling Representative on 0439 689 089 to arrange your private viewing now.

- Land Area 2,023.00 square metres
- Commercial Type:
- Building Area: 25.00 square metres
- Zoning: SERVICE COMMERCIAL



