

PROPOSED BACK ELEVATION

SCALE 1/100



## 74 Fitzgerald Street East, NORTHAM, WA 6401

### Prime Main Street Commercial Opportunity

Positioned in the heart of Northam's main street precinct, 74 Fitzgerald Street presents an outstanding opportunity for business owners, investors, or entrepreneurs seeking a versatile commercial property with excellent exposure.

Set on a 304m<sup>2</sup> block, this newly renovated property offers a blank canvas suitable for a wide range of uses including office space, consulting rooms, retail, or mixed business operations.

The property has been thoughtfully upgraded with multiple power points throughout, 3 phase power, reverse cycle ducted air conditioning, and an additional reverse cycle air conditioner servicing the rear area. A newly renovated section includes a kitchenette along with a disabled toilet and shower facility.

Additional features include:

Newly appointed roof

Fitzgerald Street frontage with attractive 1m bay windows

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:** 300P197156

**SALE DETAILS**

**\$500,000.00**

**CONTACT DETAILS**

**Elders Real Estate,  
Northam**

15 Peel Terrace  
NORTHAM, WA  
08 9622 6000

**Ian (Fred) Hill**  
0417 991 573

Rear access via Minson Avenue from shared parking with 76 Fitzgerald Street

Underfloor storage area

Excellent natural light and street presence

Shire of Northam rates approx. 2484.08

Located directly opposite Bernard Park across Minson Avenue, this property enjoys a central and highly visible position within Northam's busy commercial hub.

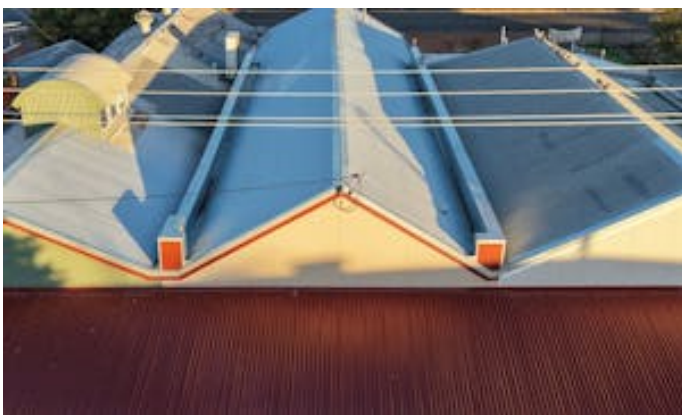
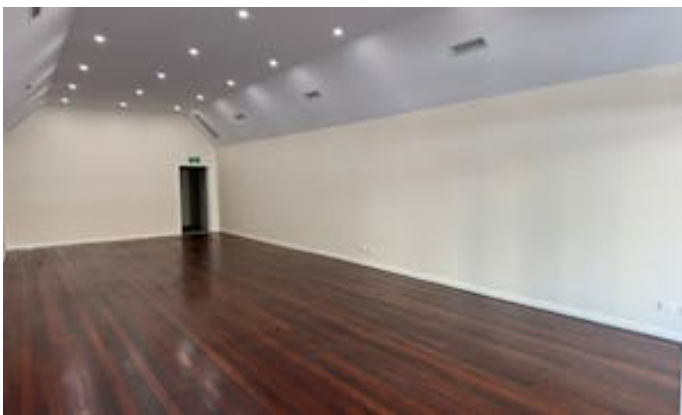
An exceptional opportunity to secure a modernised commercial space with flexibility, functionality, and prime exposure.

Inspection by appointment

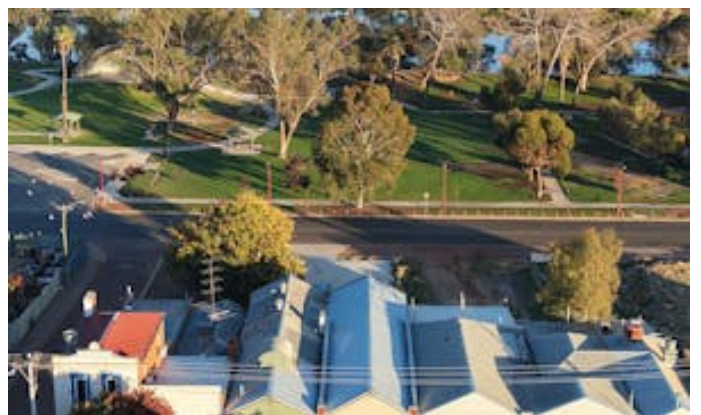
Call Fred Hill 0417 991 573

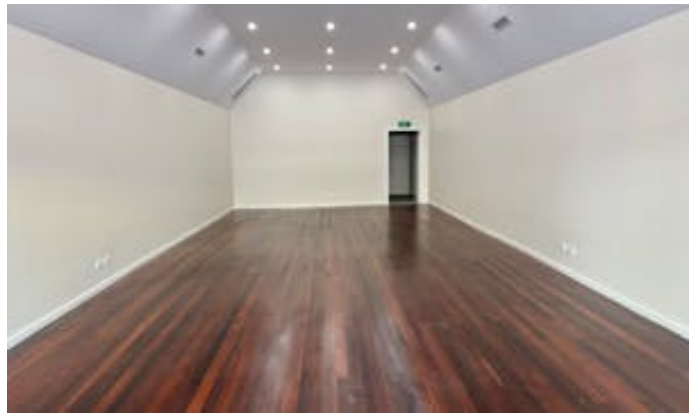
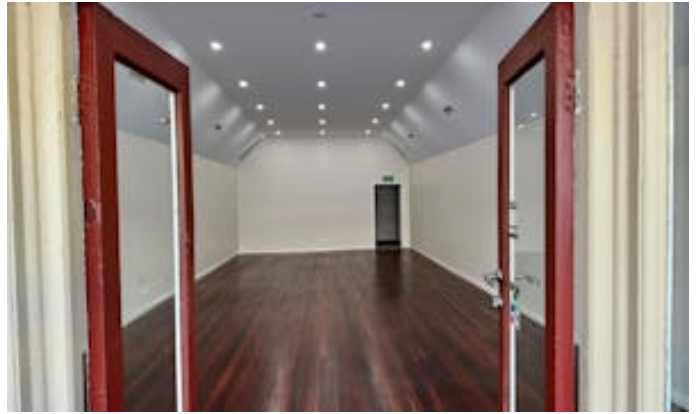
fred.hill@elders.com.au

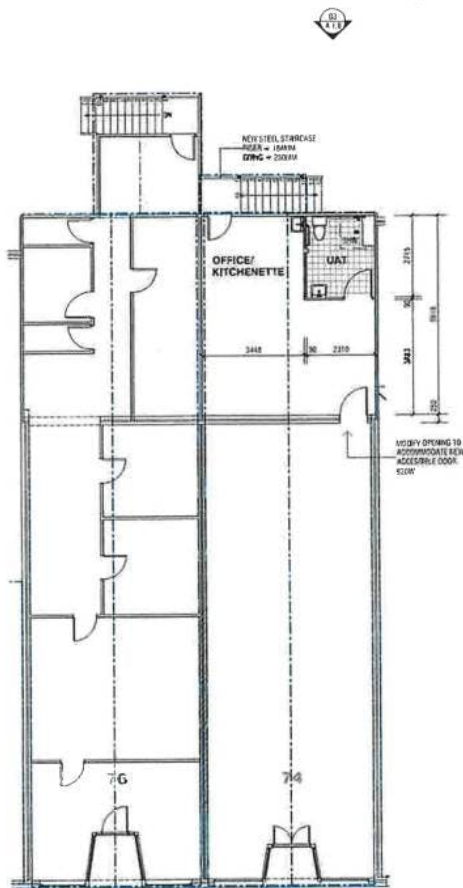
- Land Area 304.00 square metres
- Commercial Type:
- Building Area: 129.00 square metres



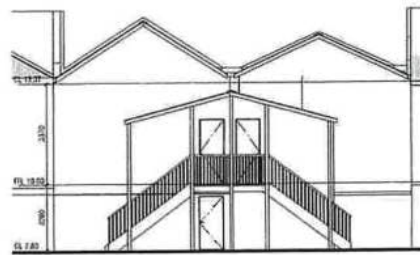




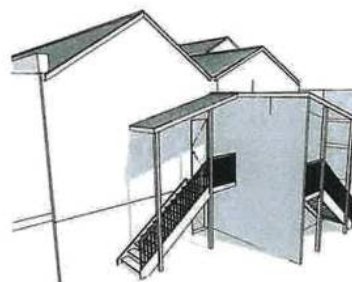




**PROPOSED FLOOR PLAN**  
SCALE: 1:100



**PROPOSED BACK ELEVATION**  
SCALE: 1:100



**SKETCHES - REAR**

<p><b>DICKENSON CONSTRUCTIONS</b> 74/76 HAZENALD STREET NORTHAM DEVELOPER &amp; PROPOSED FLOOR</p>	
<p>DESIGNER DICKENSON CONSTRUCTIONS</p>	<p>DATE 03/09/2023</p>
<p>SCALE A 1.0</p>	<p>NO. 3</p>
<p>PROJECT NO. 2312-01 (A)</p>	
<p>DATE PREPARED 14/09/2023</p>	
<p>ALL INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THIS PLAN. THE DESIGNER DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED OR THE CONSTRUCTION OF THE WORK SHOWN ON THIS PLAN. THE DESIGNER DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED OR THE CONSTRUCTION OF THE WORK SHOWN ON THIS PLAN.</p>	