



4 Stirling Street, BUNBURY, WA 6230

Prime Multi-Tenanted Investment Opportunity

Located within the Bunbury CBD, next door to the Post Office, the Wesley Business Centre, is a versatile commercial property, which offers an exceptional chance to acquire a multi-tenanted investment with immediate income and significant potential for rental growth.

Set on two titles there is a total of 597sqm of land with around 300sqm of lettable space, the property consists of 9 separate units designed to accommodate a variety of commercial tenants. Currently, 6 units are leased, providing a solid income stream while leaving scope to boost returns further.

A standout feature of this property is its flexible leasing structure, with short-term leases in place. This gives the new owner the opportunity to review and adjust rents to align with prevailing market conditions, making it ideal for investors seeking value-add potential.

The asset includes shared kitchen facilities and common amenities tailored for multi-tenant use, along with more than 22 on-site car bays, ensuring excellent accessibility for both staff and visitors.

TYPE: For Sale

INTERNET ID: 300P198594

SALE DETAILS

\$1,450,000 as a going concern

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Mick Caddy
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Situated in Bunbury's thriving CBD, this property benefits from high local demand, positioning it well for full occupancy and enhanced income growth over time.

Investment Highlights:

- + Multi-tenanted commercial building
- + Prime location in Wesley Business Centre, Bunbury
- + 597sqm land area with approximately 300sqm lettable space
- + 9 individual Offices
- + Strong, established rental income
- + Flexible short-term lease arrangements
- + Potential to increase rents and maximise returns
- + Shared kitchen and common amenities
- + Over 22 on-site car bays
- + Excellent accessibility and tenant appeal

This property represents a compelling investment with immediate returns and attractive upside potential in a sought-after Bunbury business hub.

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 597.00 square metres
- Commercial Type:
- Building Area: 300.00 square metres



