



SOLD

EXCEPTIONAL OPPORTUNITY TO SECURE A PRIME COMMERCIAL UNIT IN MADDINGTON

Strategically positioned in the heart of Maddington's thriving commercial district, this versatile commercial unit presents an exceptional opportunity for business owners and investors alike. Unit 2/15 Alloa Road offers a prime location in this rapidly developing suburb, just 20 kilometers southeast of Perth's CBD.

This well-positioned commercial space is situated in a dynamic mixed-use area, where retail, residential, and industrial sectors seamlessly converge. The property comes complete with two dedicated carports, ensuring convenient parking solutions for your business needs.

Location is everything in commercial real estate, and this property delivers exceptional accessibility. Positioned in close proximity to major transport arteries, your business will benefit from:

- Direct access to Albany Highway
- Walking distance to Maddington Train Station
- Multiple bus routes connecting to Perth CBD, Armadale, and surrounding areas
- Easy access to major shopping destinations including Maddington Central

The commercial landscape of Maddington continues to evolve, building upon its rich history of development since the 1960s. Today, the area hosts a diverse mix of businesses, supported by:

- Strong local infrastructure
- Growing residential population
- Proximity to Maddington Central shopping complex with major retailers
- Established industrial precincts

- Rental appraisal \$3,800 P/A + Outgoings
- 5 Exclusive car parking bays to the unit with 2 guest parkings

Your business will thrive in this well-connected location, benefiting from:

- High visibility position

0 BED | 0 BATH | 5 CAR

PRICE:
\$594,000

OPEN FOR INSPECTION:
N/A



Syed Mazher
0426520114
syed@atrealty.com.au
www.atrealty.com.au