

Market Leader

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Edition 2 July 2011

Welcome to the second edition of the NAI Harcourts Market Leader. This edition features information on the Commercial Building Disclosure (CBD) regulation which is coming into effect later this year. It is anticipated this regulation will help drive commercial building owners to improve their buildings' energy efficiency over time. Also featured is a market update for Melbourne where our office is witnessing significant activity across office, retail, and industrial sectors over recent months.

Chris Nicholl, CEO, NAI Harcourts

Commercial Building Disclosure – Exposing your Energy Performance to the Market



Over the last half-decade or so the demands on landlords in the commercial property sector to improve the energy performance of their buildings has grown year-on-year. Originally led by the large institutions such as Investa, GPT and Colonial First State, these demands are now rippling out towards all corners of the sector. On top of rising energy costs, green accommodation requirements from government and increasing private sector tenant demands, a new piece of regulation, Commercial Building Disclosure (CBD), has further upped the ante.

The CBD program, sometimes known as Mandatory Disclosure, involves a regulatory obligation for owners and sub-letting tenants of buildings or space of 2000m² NLA or greater to publicly disclose their building's energy performance at the time of sale or lease.

The purpose of this regulation is to increase the transparency of the commercial property market with regards to energy efficiency and subsequently motivate owners to improve the performance of their buildings. There are substantial fines for failure to comply, in some cases up to \$110,000 for the first day of non-compliance, falling on the building owner or sub-letting tenant.

CBD, under the Australian Government's Building Energy Efficiency Act 2010, will come into effect on 1st November 2011. After this date any landlord or sub-letting tenant of affected building or space has to publicly disclose in all advertising and building hoardings a current accredited NABERS Energy rating. NABERS is the 5 star property industry standard rating system for building environmental performance.

This applies for the first year of the program, a transition year, after which the obligation will extend to disclosing a Building Energy Efficiency Certificate (BEEC). BEECs will be valid for 12 months and will comprise the current accredited NABERS Energy rating (NB: they expire after 12 months), plus an assessment of tenancy lighting in the area of the building being sold or let and general building energy efficiency guidance for owners and tenants.

Exemptions from disclosure are available for a limited number of circumstances. The most notable of these are:

1. Mixed-use buildings with less than 75% office space by NLA (until 1st November 2011).
2. New buildings where the certificate of occupancy was issued less than 2 years ago.
3. Buildings that have had a major refurbishment and required a new certificate of occupancy.
4. Buildings held under Strata Title.

If you are a building owner or a sub-letting tenant what are your next steps?

1. Develop a plan to ensure that you have ratings in place for any affected building or space at the time of any potential sales or letting and recognise that due to several possible technical challenges, accredited NABERS ratings can take some time to achieve. Ideally obtain NABERS Energy ratings for all of your buildings now so that firstly, you can be certain you have them in place ready for a transaction and secondly, you have a useful performance benchmark to assist with the process of reducing energy consumption.
2. Develop a plan to ensure that you are not caught out disclosing a poor NABERS Energy rating that may be undesirable to prospective investors or tenants - 1 star out of 5 doesn't look great. Understand what energy efficiency improvement projects are available in your buildings and their paybacks. Energy efficiency project ROIs can be excellent!

Would you like to learn more?

See the CBD website, www.cbd.gov.au and for information on the NABERS ratings scheme, www.nabers.com.au

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Market Focus

Melbourne, Victoria

The Melbourne Commercial property market has continued to remain stable for the first half of 2011. Vacancy rates are decreasing while enquiry levels remain strong in most areas which will lead to a further decrease in vacancy levels. Throughout the remainder of 2011 prices look to remain stable.

The Melbourne CBD office market continues to outshine its interstate counterparts recording the lowest vacancy rate amongst major Australian CBDs, despite coming off a heavy construction cycle.

The Melbourne Office market has recorded a net absorption of 24,700 square metres in Quarter 1 2011. This has been reflected by the tightening of vacancy to a headline rate of just 5.7%. All indicators suggest the Melbourne CBD will continue to improve. Job surveys also suggest strong employment generation over the next six to twelve months. The Victorian unemployment rate is now just 4.5%.

Tenant demand amongst various retail types is very mixed at the moment with fashion and book retailers finding conditions challenging while supermarket chains and some other specific retailers are looking for sub-regional and other opportunities. Supported by low unemployment rates, solid population growth and a strong Australian dollar, retail turnover is expected to pick up throughout the course of 2011.

Developers are looking to the western suburbs as a cheaper alternative to the outer and south eastern regions as the reduced rentals are attracting tenants. Net existing rents were unchanged throughout the West and the Northern areas, while the South East recorded growth of 1.3% to \$80 per square metre per annum and the City Fringe also recorded growth of 0.8% during the quarter to \$121 per square metre per annum. Port Melbourne land values increased to \$700 per square metre per annum while Laverton North, Campbellfield and Dandenong remained unchanged.

In the Markets

Chinatown Shop

Shop 1/128 Little Bourke Street, Melbourne



This retail shop is superbly located in the heart of Chinatown. Floor area of 100 sqm approx. Rare opportunity to secure a business in Chinatown. Busy foot traffic. Ideal for retail/food.

Leased for \$105,000 p.a.
Min Lin 0433 823 990
Melbourne 03 9670 1255

Unique Office Opportunity

58 Franklin Street, Melbourne



Unique opportunity for astute investor to purchase this ideal office space in most sought after location in the city. Comprising 320 sqm approx of office space, includes reverse cycle air conditioning, sprinkler system.

[Click here to read more...](#)
George Petropoulos 0418 588 546
Melbourne 03 9670 1255

Kings Way Location

286 - 294 Kings Way, South Melbourne



Two storey property superbly located on one of the busiest roads in Melbourne. Corner site has 25m frontage to Kings Way and 23m to Park Street. Returning \$120,000 per annum net approx.

[Click here to read more...](#)
Min Lin 0433 823 990
Melbourne 03 9670 1255

Modern Factories in Premium Established Business Park

12, 13 & 14/36 Aberdeen Road, Altona, Victoria



Modern tilt slab factories in premium established business park. Floor area 375 sqm approx. Container height access with motorized roller door. Allocated car spaces on Title. Alarm installed. Open span warehouse space.

[Click here to read more...](#)
George Petropoulos 0418 588 546
Melbourne 03 9670 1255

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Funky and Retro Warehouse Conversion

17 Church Street, Brunswick, Victoria



Possibly the best warehouse conversion in Brunswick. Fully furnished studio/office of 160 sqm approx. Separate lock up garage. Fully functional commercial kitchen. Marble wall to ceiling, bathroom/with walk in shower.

[Click here to read more...](#)

George Petropoulos 0418 588 546
Melbourne 03 9670 1255

City Fringe Development Site

151-155 Geelong Road, Footscray, Victoria



Outstanding investment/development opportunity for the astute buyer. Comprising 3 lots with a total land area of 1,417 sqm approx. Currently zoned "Business 3" with pending re-zoning application. Environmental survey already conducted.

[Click here to read more...](#)

George Petropoulos 0418 588 546
Melbourne 03 9670 1255

Brand New "Campbell House"

587 Sydney Road, Coburg, Victoria



Built by Stephen Campbell Constructions Pty Ltd. Professional offices - legal/financial/medical etc. Areas from 120 to 450 sqm approx. Secure carparking on-site.

[Click here to read more...](#)

Bill Michaels 0417 390 198
Melbourne 03 9670 1255

City View Winery & Restaurant

360 Eltham Yarra Glen Road, Kangaroo Ground, Victoria



The best restaurant in Kangaroo Ground. 5 Minutes to Eltham College, 10 minutes to Eltham Station. 8 acres approx vineyard. Four bedroom house. Wine making facilities. Currently returning \$188,600 per annum

[Click here to read more...](#)

Min Lin 0433 823 990
Melbourne 03 9670 1255

Book Ahead

222 Johnston Street, Collingwood, Victoria



Two storey property located on the corner of Hoddle & Johnston St. Area 1500 sqm approx. Rear roller door access with off street parking. Available 1st August 2011. Negotiable lease terms and conditions.

[Click here to read more...](#)

George Petropoulos 0418 588 546
Melbourne 03 9670 1255

Exclusive Sale of Unit 1

1/10 Slater Parade, Keilor East, Victoria



Building area 380m2 approx. Including offices, plus heating/cooling & amenities, alarm, H.W.S. Five car spaces. Clear span roller door

Sold for \$519,350

Bill Michaels 0417 390 198
Melbourne 03 9670 1255

Outstanding Harbour View Office Suites

1126-1127/401 Docklands Drive, Docklands, Victoria



These two beautiful office suites occupied by a quality national tenant "Priority Cargo Australia" are to be sold as one. Currently returning \$52,000 per annum plus GST approx. Lease commenced July 2008, terms 5 years + 5 years.

[Click here to read more...](#)

Min Lin 0433 823 990
Melbourne 03 9670 1255

Retail with Additional Income on Huge Site

78 Arnold Street, Princes Hill, Victoria



Long established milk bar situated directly opposite Princes Hill secondary school now for sale lock, stock and barrel. Huge land allotment with dual access currently operating as take away shop. Additional income with residential leasing at rear.

[Click here to read more...](#)

George Petropoulos 0418 588 546
Melbourne 03 9670 1255

Ground Floor Retail

333 Brunswick Street, Fitzroy, Victoria



Ground floor retail area Zoned Business 1. Upstairs comprising 2 rooms. Available as of 1st June 2011. Attractive lease terms & conditions.

Leased for \$66,000 p.a. net plus GST
George Petropoulos 0418 588 546
Melbourne 03 9670 1255

Mixed-Use Office

104/163-169 Inkerman Street, St Kilda, Victoria



Beautiful ground floor office, suitable for many uses. Two under cover car parks. Close to Aldi supermarket. Offered as vacant possession.

[Click here to read more...](#)

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Flexible City Space

12 Eliza Street, Adelaide



Warehouse plus mezzanine providing flexible city space with zoning to suit the broadest of uses. Improvements of 159 sqm approx. Currently a shell with a mezzanine area and w/c facilities. Roller door access direct to Eliza Street.

[Click here to read more...](#)

Garry Partington 0418 845 973
Adelaide 08 8203 1399

Prime Corner Development Site

137-139 Franklin Street, Adelaide



Pair of bluestone terrace houses of 12 rooms currently leased and used as Backpackers Hostel. 3 Street frontages. Site of 570 sqm approx. Flexible Mixed Use zoning. Leased to Sunny's Hostels Pty Ltd until 30th June 2014.

[Click here to read more...](#)

Rory Butterworth 0418 822 265
Adelaide 08 8203 1399

Ideal City Investment

141a Gilbert Street, Adelaide



Modern, fresh building with a gross building area of 480 sqm approx. Improvements include 2 level brick building with rear access. Leased for a net income of \$65,591 per annum approx. An upstairs vacancy provides upside in rent. Well located.

[Click here to read more...](#)

Garry Partington 0418 845 973
Adelaide 08 8203 1399

Ideal Corporate Office

162 Halifax Street, Adelaide



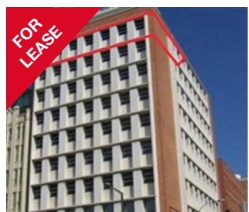
Offices of 243 sqm approx with valuable existing fitout. 4 Open car parks included accessed via Pope St. Located just outside Adelaide's Core and within walking distance to Hutt Street and CBD. Very good value. Lease term negotiable.

[Click here to read more...](#)

Garry Partington 0418 845 973
Adelaide 08 8203 1399

Prominent Office/Medical Consulting

Level 9/193-195 North Terrace, Adelaide



Prominent North Terrace location with existing fitout for office/medical consulting. Fitout includes reception and partitioned offices, all with stunning views over North Adelaide. 130 sqm approx. Good lease term available.

[Click here to read more...](#)

Tim Pozza 0411 418 161
Adelaide 08 8203 1399

High Profile CBD Office

Level 1/241 Pulteney Street, Adelaide



Ideally situated at the corner of Pulteney Street and Wakefield Street. Providing 120 sqm approx of office accommodation/consulting rooms. 2 Secure car parks. Board room and kitchen facilities.

[Click here to read more...](#)

James Juers 0438 442 909,
Adelaide 08 8203 1399

Upstairs CBD Office Space

5/241 Pulteney Street, Adelaide



Upstairs office plus 2 secure carparks. Ideally situated at the corner of Pulteney Street and Wakefield Street. Providing 127 sqm approx of office accommodation or consulting rooms.

[Click here to read more...](#)

Garry Partington 0418 845 973
Adelaide 08 8203 1399

Prime Office Opportunity in Rundle Mall

Level 1/51-53 Rundle Mall, Adelaide



Outstanding quality accommodation of 253 sqm approx in blue ribbon location. Located above Sportscraft and opposite Rundle Mall Plaza. Open plan with facilities. Lease term of 3 to 5 years.

[Click here to read more...](#)

Tim Pozza 0411 418 161
Adelaide 08 8203 1399

Substantial Industrial Development

6-8 Toogood Avenue, Beverley, South Australia



Outstanding site of 3.03 hectares approx. Significant existing licensed clubrooms with sporting facilities. Huge bitumen car park. Flexible use/development options. Rare near City offering.

[Click here to read more...](#)

Rory Butterworth 0418 822 265
Tim Pozza 0411 418 161
Adelaide 08 8203 1399

Substantial Industrial Facility

52 Howards Rd & 1-9 Wodonga St, Beverley, South Australia



Total site of 8,743 sqm approx over 5 Titles. Excellent access from Port Road. 2 Street frontages. Flexible improvements of 4,735 sqm approx. Zoned Industry Vacant possession or with periodic tenancies

[Click here to read more...](#)

Terry Goodwin 0418 825 185
James Juers 0438 442 909
Adelaide 08 8203 1399

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Significant Land Holding with Huge Potential

Lincoln Highway, Cowell, South Australia



Coastal land of 20.2 hectares (approx). Situated on 2 Titles. Comprises Jade Motel (21 units). Rare offering in high exposure position. Views over magnificent Franklin Harbour. Same owner for 23 years (offered due to retirement).

[Click here to read more...](#)

John Langford 0410 605 224
Adelaide 08 8203 1399

Hawker Hotel Motel - Leasehold

80 Elder Terrace, Hawker, South Australia



9 gaming machines. 20 motel units. Local and international patronage. Located south of the Flinders Ranges. Good financials.

[Click here to read more...](#)

John Langford 0410 605 224
Adelaide 08 8203 1399

City Fringe Ground Floor Office

2/4-8 Angas Street, Kent Town, South Australia



Improvements comprise ground floor office suite of 215.3 sqm approx. Building includes disabled access, toilets and shower facilities. New carpets. 6 car parks

[Click here to read more...](#)

James Juers 0438 442 909
Adelaide 08 8203 1399

Self-Contained City Fringe Office

70 King William Street, Kent Town, South Australia



Gross building area of 150 sqm approx. Comprises reception, 2 offices & board room with open plan area. Kitchen, store and bathroom facility. Security system. 4 car parks at rear. Ducted r/c air conditioning.

[Click here to read more...](#)

Tim Pozza 0411 418 161
Adelaide 08 8203 1399

Huge Development Opportunity

3-9 Regency Road, Kilkenny, South Australia



Total site of 2,977 sqm approx. Offered as a whole. 3 Separate Titles. 75m approx frontage. Currently 2 residences & workshop. Adjacent Red Rooster, Cash Converters, Greater Union Cinemas & opposite Centro Arndale Shopping Centre.

[Click here to read more...](#)

Tim Pozza 0411 418 161
Adelaide 08 8203 1399

Large Industrial Site

30 White Avenue, Mount Gambier, South Australia



Under instructions from the Minister for Transport. Site of 1,709 hectares approx. Frontage to White Avenue of 63m approx. Subdivision potential (subject to consents).

[Click here to read more...](#)

James Juers 0438 442 909
Rory Butterworth 0418 822 265
Adelaide 08 8203 1399

Commercial & Residential Use Potential

56A Edward Street, Norwood, South Australia



Rare contemporary blend of commercial & residential use potential. In the Hub of the Norwood Parade shopping precinct, metres from The Parade. Auto roller door provides access for parking of up to 4 cars.

[Click here to read more...](#)

Garry Partington 0418 845 973
Adelaide 08 8203 1399

Port Dock Brewery Hotel - Freehold & Business

10 Todd Street, Port Adelaide, South Australia



Iconic historic hotel. Superb presentation & condition. Multi local business award winner. Same owner for 15 years. 33 gaming machines operating. Award winning micro brewery on site - winner of 3 gold, 3 silver and 7 bronze medals since 2003.

[Click here to read more...](#)

John Langford 0410 605 224
Adelaide 08 8203 1399

Superb Development Site

50 Murray Street, Tanunda, South Australia



Situated in the heart of Tanunda in the Barossa Valley. Site of 6,689 sqm approx. 4 Titles. Existing showroom/office/workshop of 2,314 sqm approx. 3 Street frontages. Adjacent post office & banks. Corner location with high exposure.

[Click here to read more...](#)

James Juers 0438 442 909
Adelaide 08 8203 1399

Prime Industrial Allotment

115 Wingfield Road, Wingfield, South Australia



Corner site of 2,496 sqm approx. Adjacent Wingfield Dump. Easy access to Port River Expressway. Gazetted B Double route. Zoned General Industry.

[Click here to read more...](#)

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Long Standing Launceston Icon

The Flower Barrow, Launceston



Fabulous opportunity to purchase a long standing Launceston Icon. The Flower Barrow has served our community for over 50 years, 25 of those from the beautiful Quadrant Mall.

[Click here to read more...](#)

Janie Finlay 0419 343 163
Candice Gillies 0408 144 448
Launceston 03 6331 0440

Hair Salon

Launceston



Hairdressing salon with fabulous new fitout, long history, strong trading figures and loyal clientele. For sale now for genuine reasons with long term lease in place.

[Click here to read more...](#)

Janie Finlay 0419 343 163
Candice Gillies 0408 144 448
Launceston 03 6331 0440

Long Established Launceston Business

Cocoon, 109 George Street, Launceston, Tasmania



Cocoon has a long and established history of high quality handmade products and features regularly in national and international magazines as a destination location.

Janie Finlay 0419 343 163
Candice Gillies 0408 144 448
Launceston 03 6331 0440

Retail and Warehouse Space

137 George Street, Launceston



This property offers a strong retail presence onto George Street and is supported by a large storage/warehouse area to the rear. Area 141 sqm approximately.

Janie Finlay 0419 343 163
Candice Gillies 0408 144 448
Launceston 03 6331 0440

Prime CBD Location

1/116 St John Street, Launceston



This high profile building in sought after St John Street is a rare chance to purchase quality commercial real estate with the commodity of 6 car parking spaces (2 currently leased).

Sold after Auction
Janie Finlay 0419 343 163
Candice Gillies 0408 144 448
Launceston 03 6331 0440

Excellent Exposure

195 Wellington Street, Launceston



Great exposure with approximately 150m2 of showroom/retail shopfront, offices, storage and approximately a further 150 sqm warehouse space and amenities.

[Click here to read more...](#)

Janie Finlay 0419 343 163
Candice Gillies 0408 144 448
Launceston 03 6331 0440

Good Street Presence

179 Charles Street, Beauty Point, Tasmania



Sturdy, with great street presence and vehicle access to the rear with space for 2 cars. This property has a beautifully presented hair salon, beauty room and store room.

[Click here to read more...](#)

Janie Finlay 0419 343 163
Candice Gillies 0408 144 448
Launceston 03 6331 0440

Freehold or Leasehold

181 Charles Street, Beauty Point, Tasmania



Cameron's Drapery, Newsagency and Post Office are being offered for sale along with the freehold. Established for over 45 years, the current owners have enjoyed a fabulous lifestyle from this business for 14 years. [Click here to read more...](#)

Janie Finlay 0419 343 163
Candice Gillies 0408 144 448
Launceston 03 6331 0440

Satellite Office Space

111 High Street, Campbell Town, Tasmania



High profile building in main street of Campbell Town ideally located for use as a satellite office for commutes between Launceston and Hobart. With 4 separate offices available, the area can be leased as a whole, or as individual rooms.

[Click here to read more...](#)

Janie Finlay 0419 343 163
Candice Gillies 0408 144 448
Launceston 03 6331 0440

Great Return

78-80 Pomona Rd, Riverside, Tasmania



Comprising 2 tenancies, with leases until 2014, the property currently returns \$40,544 net pa. Set on some 675 sqm and located in Riverside, this is a great one to add to your portfolio.

Sold after Auction

Janie Finlay 0419 343 163
Candice Gillies 0408 144 448
Launceston 03 6331 0440

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Central Office Space

185 Stirling Street, Perth



This fully air conditioned & security alarmed floor plan layout comprises 8 office areas plus a separate large area attached to the main building of 35 sqm approx. Asking Rental: \$88,040 per annum + GST (\$310 per sqm).

[Click here to read more...](#)
Alex Kotovski 0418 921 594
Perth 08 9388 6600

Office/Showroom/Warehouse

11/213 Balcatta Road Balcatta, Western Australia



Unit 11 has a strata building area of 273 sqm approx, a 52sqm yard & 4 carbays.
Sale: \$890,000 plus GST.
Lease: \$55,000 plus GST + all normal outgoings.

[Click here to read more...](#)
Steve Rowe 0411 118 736
Perth 08 9388 6600

High Exposure Showroom

5/91-97 Wanneroo Road, Greenwood, Western Australia



Showroom unit of approx 232 sqm approx. Fully serviced with evaporative cooling & suspended ceilings throughout. Rear roller door access. Asking rental of \$35,000 per annum plus outgoings and GST.

[Click here to read more...](#)
Joe Filardi 0418 917 424
Perth 08 9388 6600

Quality Designed Warehouses

9 Inverness Street, Malaga, Western Australia



Fantastic chance to secure quality architecturally designed showroom/warehouses off the plans. Unit 1: quality office warehouse with full glass office space & mezzanine. Unit 2: office warehouse with ample parking & good access.

[Click here to read more...](#)
Mal Ashton 0417 655 555
Perth 08 9388 6600

Industrial Land

Elmsfield Road, Midvale, Western Australia



Long term leasehold. 5.35 hectares approx industrial land. North Eastern corridor. Road train access.

[Click here to read more...](#)
Mal Ashton 0417 655 555
Perth 08 9388 6600

Great Location

5 Barnett Court, Morley, Western Australia



Office/Warehouse of 282 sqm approx building area with 44 sqm approx yard area. Attractive terms. Great location close to Galleria Shopping Centre

[Click here to read more...](#)
Joe Filardi 0418 917 424
Perth 08 9388 6600

Motel Business & Freehold - First Time Offered

Mundaring, Western Australia



Motel complex in hills location 40 mins from CBD. 17 units plus residence & storage sheds. Opportunity for subdivision/growth/diversification of business. Available on WIWO basis business sale plus 2.9163 Ha approx freehold land & improvements.

[Click here to read more...](#)
Mal Ashton 0417 655 555
Perth 08 9388 6600

Hollywood Private Medical Centre

95 Monash Avenue, Nedlands, Western Australia



Ground floor consulting suite comprising 3 furnished consulting rooms, reception area, waiting area with storage space. Total of 91 sqm approx. Outgoings \$15,950.00 per annum approx.

[Click here to read more...](#)
Michael Lynch 0418 918 779
Perth 08 9388 6600

Multiple Offices with Functional Layout

9/59 Walters Drive, Osborne Park, Western Australia



Multiple offices plus boardroom. Extensive IT cabling. Great kitchen & amenities. Up to 7 carbays. Central recreation area/atrium.

Sold for \$960,000 plus GST
Alex Kotovski 0418921594
Perth 08 9388 6600

Fully Leased Strata Office Suite

11/435 Roberts Road, Subiaco, Western Australia



Strata area of 74 sqm approx with the office area carpeted, partitioned, ducted reverse cycle air conditioning, security with kitchen, toilet & shower facility.

Sold for \$550,000
Laurie Heal 0418 910 464
Perth 08 9388 6600

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North Island



Strategically Located

602 Rigali Way, Wangara, Western Australia



Close proximity to Mitchell Freeway & Wanneroo Road, 19km approx north of Perth CBD. Surrounding improvements comprise a mix of showroom, office, warehouse developments. **ONLY 1 LOT REMAINING.**
[Click here to read more...](#)
Joe Filardi 0418 917 424
Perth 08 9388 6600

Fantastic Exposure to Suit Variety of Uses

336 Cambridge Street, Wembley, Western Australia



Freestanding building of approx 200 sqm approx. Suitable for a variety of uses. Fantastic exposure on Cambridge St & great parking. Asking Rent \$55,000 gross, includes outgoings. Available short to medium term.
[Click here to read more...](#)
Michael Lynch 0418 918 779
Perth 08 9388 6600

Fully Leased Strata Office Suite

2/98 Cambridge Street, West Leederville, Western Australia



Strata area of 140 sqm approx with the office area partitioned, ducted reverse cycle air conditioning, security with kitchen, shower, male & female toilet facilities.
[Click here to read more...](#)
Laurie Heal 0418 910 464
Perth 08 9388 6600

Character Offices or Development Site

16 Thelma Street, West Perth, Western Australia



Owner has obtained past development approval. Centrally located in West Perth. Easy access to CBD via CAT bus services or City West train station. Total office area 182 sqm approx plus storage areas & lockup garage. Land area 465 sqm approx.
[Click here to read more...](#)
Alex Kotovski 0418 921 594
Perth 08 9388 6600

Factory

26 Yampi Way, Willetton, Western Australia



Site Area approx 2,031 sqm approx. Factory area approx 613 sqm approx. Rental \$70,000 per annum plus GST plus outgoings (approx \$15,000).
[Click here to read more...](#)
Alex Kotovski 0418 921 594
Perth 08 9388 6600

Old Mt Roskill Fire Station

504 Mt Albert Road, New Zealand



This vacant 1920's style Fire Station was offered for sale for the first time in 85 plus years by the NZ Fire Service. The property had intense interest and the new owners will convert it for residential use. Sold at Tender by Andrew Bruce and James Marshall for an undisclosed amount.

New GAS for Sale

Cascades Road, Auckland, New Zealand



New GAS Petrol Station business sold for an undisclosed sum with a 7 year lease by business brokers Allan Coutts and Gaurang Kaushik.

Office Space

Unit 1, 34 Park Street, Upper Hutt, New Zealand



Leased for ISIS Property Group for \$19,000 p/a (\$140.75/sqm) to RMS Commercial Interiors Limited. Leased by Euan N. Mackenzie.

Time to talk to the commercial property experts



NAI Harcourts is driven by a team with extensive market experience, knowledge and expertise. Contact one of our business owners today for a no obligation free appraisal and to find out how we can deliver the best possible result for your commercial property requirements.

Adelaide: terry.goodwin@naiharcourts.com.au
Launceston: candice.gillies@naiharcourts.com.au
Melbourne: ross.mercorillo@naiharcourts.com.au
Perth: mal.ashton@naiharcourts.com.au
New Zealand: richard.laery@naiharcourts.co.nz