



Executive Summary

8 Parkland Rd, Osborne Park

- A rare mixed use development opportunity in a tightly held precinct
- Land area of 2,182 sqm* with frontage of 30.1m*
- Zoned “Development – Mixed Use” under the Glendalough Herdsman Structure Plan
- To be sold with a twelve (12) month lease back
- Highly sort after Commercial/Industrial area 7 km (approx.) from the Perth CBD



Description

An outstanding opportunity to acquire an extremely well located mixed use development site of 2,181sqm. The site is ripe for re-development and benefits from a clean rectangular shape with limited existing improvements which consists of a 135 sqm* office with the balance of the site being paved and landscaped hardstand.

With a short term, 12-month lease back on offer, the property has recently been re-zoned to mixed use allowing re-development including office, medical and residential. The Herdsman / Glendalough precinct is part of a wider area that has been identified as one of Perth's most rapidly growing high-density mixed-use employment centres.

Location Overview

The property is strategically located on Parkland Road between two of Osborne Park's most active thoroughfares in Harborne Street and Jon Sanders Drive and benefits from close proximity to Glendalough Train Station which is 1km* from the site. The area has direct access to the Mitchell Freeway and nearby industrial submarkets of Balcatta, Malaga and Wangara and is 6.7kms* from the Perth CBD.

Building Areas

	Area (sqm)	Comments
Total Land Area	2,182 sqm	-
Improvements	135 sqm *	Office accommodation & toilets amenities

Zoning

"Development" within the Glendalough Herdsman Structure Plan

Method of Sale

For Sale by Offers Invited closing 4pm (WST) Thursday 29 November 2018, unless sold prior.

*approx.

For further details please contact

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