



### 3/52 Erindale Road Balcatta WA

**ERINDALE ROAD EXPOSURE** - Located in a prime position to attract exposure is this versatile unit of 365 square metres available for lease or sale.

For Lease - \$55,000 p.a. + GST + OG  
For Sale - From \$999,000

The unit has just received a fitout with brand new reverse cycle air-conditioning both downstairs in the showroom area and upstairs in the offices.

The unit is comprised of 309 square metres of showroom / retail floor space and 56 square metres of brand new office / kitchen / bathroom space.

There is rear roller door access to the unit plus a separate personal access door if you wanted to sublease the

**Building Size** : 365 sqm  
**View** : <https://www.realtysource.com.au/lease/wa/northern-suburbs/balcatta/commercial/retail/5712432>



**Scott Durell**  
08 9203 7732