



11 McCombe Road Davenport, WA

## POTENTIAL PLUS INVESTMENT

Prime location in the dress circle of Davenport, Bunbury's premiere light industrial area, this prime site of 4529m<sup>2</sup> shows a steady income with plenty of potential for improvement!

Features existing office & warehouse, that could be rented or owner occupied with 32 self storage units which are currently under lease, showing a steady income, with room for further development.

Site features:

- Dual access at front
- Office with reception, offices, staff room & amenities
- Shed with mezzanine
- Additional storage facilities

For more details please visit :  
<https://www.summitbunbury.com.au/7913515>

**Price:** Offers Over \$1,200,000 as a going concern

**Council Rates:** \$8,029.00/year (approx)

**Water Rates:** \$292.00/year (approx)



**Greg Gardiner**

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