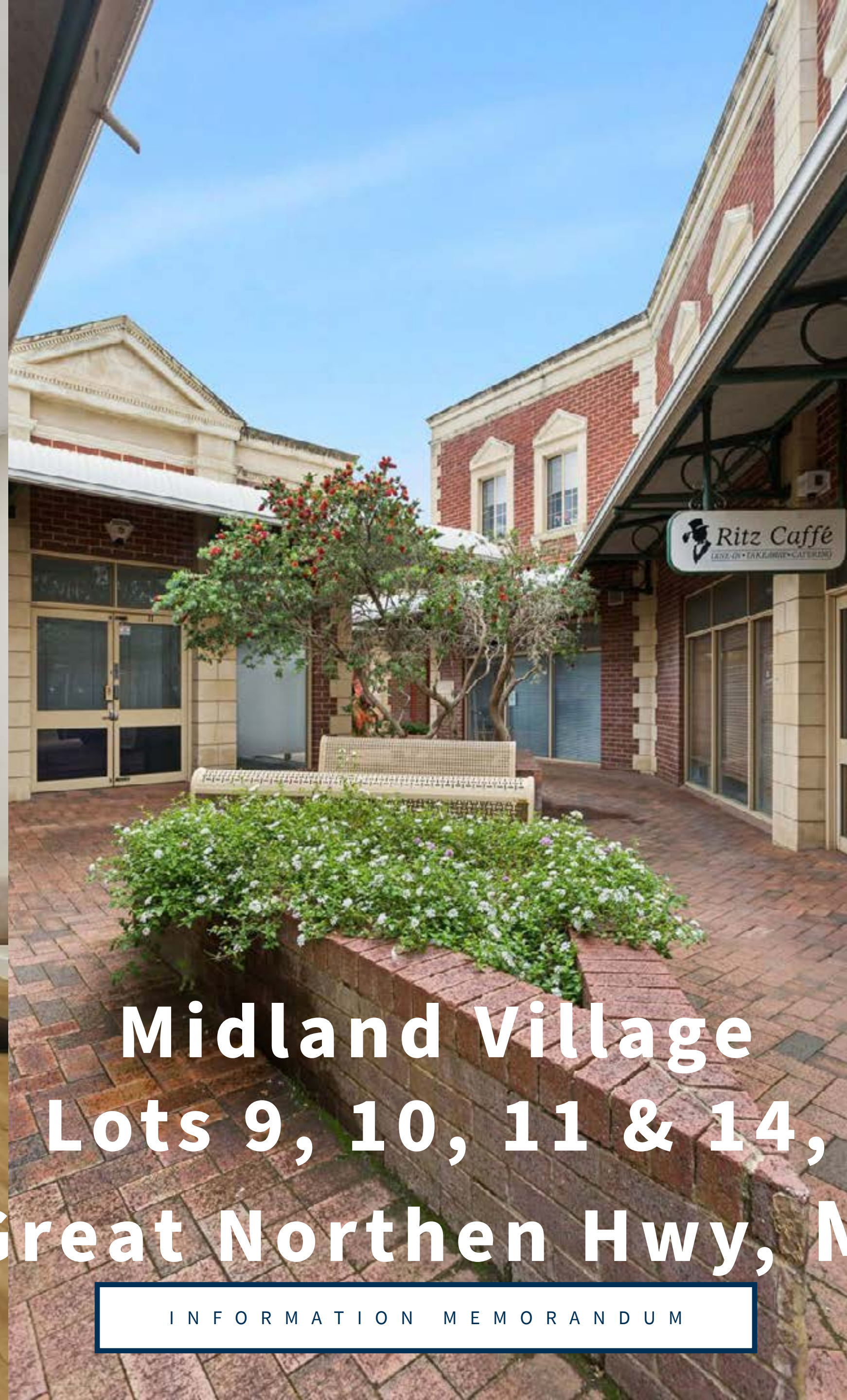


Realmark®



**Midland Village
Lots 9, 10, 11 & 14,
27 Old Great Northern Hwy, Midland**

INFORMATION MEMORANDUM



Realmark®



Established & diverse investment portfolio.

Exclusive agents, Realmark Commercial are pleased to present to market Lots 9, 10, 11 & 14 at Midland Village, 27 Old Great Northern Highway, Midland for sale via Private Treaty.

These four individual strata titled lots present a great opportunity for first time or experienced property investors alike, with three lots already currently tenanted and the 4th a recently vacant premises which could be occupied by a new owner or returned back to the market for lease

The lots form part of Midland Village; a two-level shopping centre comprising 17 strata lots and communal parking facilities, which is bordered by both Old Great Northern Highway and Spring Park Road and situated within the significant commercial hub of Midland.

The offering comprises;

- Lot 9 | Vacant Possession | 87sqm
- Lot 10 | Leased Investment | 64sqm
- Lot 11 | Leased Investment | 54sqm
- Lot 10 | Leased Investment | 129sqm





PROPERTY OVERVIEW

Property Address
Lots 9, 10, 11 & 14/27 Old Great Northern Highway, Midland WA 6056

Floor Area

- Lot 9 - 87sqm
- Lot 10 - 64sqm
- Lot 11 - 54sqm
- Lot 14 - 129sqm

Title Details
Lot 9 on Strata Plan 17402 as contained within Certificate of Title Volume 1839 Folio 679

Lot 10 on Strata Plan 17402 as contained within Certificate of Title Volume 1839 Folio 680

Lot 11 on Strata Plan 17402 as contained within Certificate of Title Volume 1839 Folio 681

Lot 14 on Strata Plan 17402 as contained within Certificate of Title Volume 1839 Folio 684

Local Authority
City of Swan

Zoning
'Midland Strategic Regional Centre' under LPS no. 17

Outgoings
Refer to individual Estimated FY25-26 Outgoings Budgets annexed

Sale Price
\$1,300,000 (GST where applicable)

Method of Sale
For Sale via Private Treaty

LOT 9 PARTICULARS

Occupation Status

Vacant Possession

Floor Area

87sqm Shop/Office

Car Bays

Common shared parking bays + 1 x secure bay

(Note: car bays do not form part of the Lot and are supplied under private agreement with Strata Company.)

Features

- Large window space
- Air conditioning
- Office Fit Out



LOT 10 PARTICULARS

Occupation Status

Leased to Casey Bowers trading as La Femme Hair Extensions

Floor Area

64sqm Shop

Lease Term

3 years commencing 01 May 2023 and expiring 30 June 2026

Options

One further term of 2 years commencing 01 May 2026 and expiring 30 June 2028

Rent

\$12,999.96 per annum + GST + Outgoings

Rent Reviews

Fixed 4% increases on 01 May 2026 and 01 May 2027

Car Bays

Common shared parking bays + 1 x secure bay
(Note: car bays do not form part of the Lot and are supplied under private agreement with Strata Company.)

Security

Cash Bond held in the amount of \$2,016.20



LOT 11 PARTICULARS

Occupation Status

Leased to Dynamic Maintenance Services Pty Ltd trading as Dynamic Maintenance Services

Floor Area

54sqm Office

Lease Term

2 years commencing 25 March 2024 and expiring 24 March 2026

Options

One further term of 2 years commencing 25 March 2026 and expiring 24 March 2028

Rent

\$13,972.56 per annum + GST + Outgoings

Rent Reviews

Market Rent Review on 25 March 2026 and Fixed 3.5% increase on 25 March 2027

Car Bays

Common shared parking bays + 1 x secure bay
(Note: car bays do not form part of the Lot and are supplied under private agreement with Strata Company.)

Security

Cash Bond held in the amount of \$6,162.75



LOT 14 PARTICULARS

Occupation Status

Leased to Minister for Works trading as Breast Screen WA

Floor Area

129sqm Shop

Lease Term

7 years commencing 01 May 1994 and expiring 30 April 2001, having been extended by;

- Numerous Variation and Extension of Lease Agreements extending the Lease from 01 May 2001 until 30 April 2021

- A further 6 years commencing 01 May 2021 and expiring 30 April 2027

Options

One further term of 3 years commencing 01 May 2027 and expiring 30 April 2030

Rent

\$29,658.84 per annum + GST + Outgoings

Rent Reviews

CPI Reviews on 01 May 2026, 01 May 2028 and 01 May 2029, and a Market Rent Review on 01 May 2027

Car Bays

Common shared parking bays + 2 x secure bays
(Note: car bays do not form part of the Lot and are supplied under private agreement with Strata Company.)

Security

Nil, Government Tenant







Alix Proudlove
0428 403 468
aproudlove@realmark.com.au

Alex Taylor
0439 443 1891
ataylor@realmark.com.au

Realmark Commercial
08 9328 0999
commercial@realmark.com.au