For Sale

Set Date Sale, Offers Closing - Thursday 6th August 2026, 3PM (AWST)

4/2 Trade Road, Malaga

Realmark

It's A-Grade on Trade.

Welcome to 4/2 Trade Road, Malaga - an exceptional opportunity to acquire a versatile industrial/warehouse property in a prime corner complex. Leased until September 2027, this property is perfectly suited to a small industrial operator with a view to occupy once the lease has ended.

A total land area of 229m2 includes internal floor area of 157m2, plus a handy rear enclosed yard area of 45m2 plus two exclusive parking bays. This property offers a well-designed layout that maximizes usability, making it an ideal setting for a variety of industrial applications.

- 157m2 floor area + 45m2 yard
- 2 exclusive parking bays
- Three-phase power

This property is offered to market for sale by 'Set Date Sale', with offers closing Thursday 6th august 2026 at 3:00pm AWST*

Don't miss out on this fantastic opportunity to elevate your business in a thriving location.

The seller reserves the right to amend the campaign timeline at their discretion*

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Property Information

4/2 Trade Road, Malaga	
GST	Going Concern
Title	Lot 4 on Strata Plan 32847, Volume 2104 Folio 541
Zoning	General Industry
Outgoings PA*	• Council Rates: $2,405.61 • Water Rates: $1,639.85 • Strata Levies: $3,839.08
Improvements	• 157m2 floor area + 45m2 yard • 2 exclusive parking bays • Three-phase power • Security Alarm System • Removable security bollards installed on street frontage roller door • Split system air-conditioner installed in main office • LED Lighting installed in office & workshop • Custom made paint storage room (can be utilised for other uses) • Note: The spraybooth and associated extraction system is the property of the tenant & will be removed at the lease expiry by the tenant.
Lease Information	• Annual rent is $23,675 net per annum • Expiring 31st September 2027 • No options
Who to talk to	Alex Taylor Senior Commercial Sales & Leasing Consultant M: 0439 443 191 E: ataylor@realmark.com.au

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Key Purchase Information

All Buyers will need to submit offer details noted below;

- See EOI Form in the electronic files
- Buyer entity - most important as it can't be changed
- Individuals must supply full legal names (as supplied on your drivers license / passport)
- Company's including ACN & address (Plus ABN) – you must provide all the director detail , which must included full names, email address and contact number
- Deposit amount
- Finance - How much you are borrowing, who the Lender will be and when approval will be.
- Settlement Agent
- Settlement Date

All offers are closing at 3PM on Thursday the 6th August & will be submitted for consideration at the same time following the closing date.

The Seller reserves the right to consider any unconditional offers prior to the closing date.

Anti-Money Laundering (AML) Requirements

Under Australian Anti-Money Laundering and Counter-Terrorism Financing legislation, real estate agents are required to complete Customer Due Diligence (CDD) on purchasers.

Following acceptance of your offer, we will verify your identity and, where required, request additional information to meet our legal obligations. In some cases, we may rely on CDD completed by your settlement agent.

This process is completed securely through First AML, our trusted identity verification provider, and may include identity verification and, where required, requests for additional information to satisfy our legal obligations.

It’s our leverage to your advantage.
Contact us today.

Alex Taylor
Senior Sales & Leasing Consultant
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Disclaimer

This information memorandum was prepared in July 2026 by:
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