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MEDIA RELEASE

Modern 2,054sqm Canning Vale property snared by medical company

One of Canning Vale's most modern office-warehouse properties has been acquired by a company servicing WA's health and medical equipment sector.

Built in 2016, the mid-sized 2054sqm property at 54 Tacoma Court was sold for \$3.8m as negotiated by Alliance Commercial director, Daniel Makin on behalf of his developer-owner.

Mr Makin said that the property's competitive pricing and well-appointed high quality interior and exterior finish were only two parts of a much larger story.

"A particular attraction for the buyer was the substantial level of the finishes and fitout along with the warehouse's 10m truss height, dual vehicle entries and the secured and covered 205sqm container laydown area.

"Added to this was the two-level fully-ducted 360sqm office facility behind a quality street facing façade and gated parking for about 30 cars," he said.

Mr Makin said the vacant possession sale typified a number of recent deals where purchasers, in particular owner-occupiers, were specifically targeting high quality assets with strong capital appreciation and long-term letting potential.

"This viewpoint in respect of capital appreciation and leasing benefits is enhanced by the decline in recent speculative development of office/warehouse facilities in the metropolitan area," said Mr Makin.

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