

April 27, 2018

## **MEDIA RELEASE**

### **Prominent Bridgestone Canning Vale site set for market**

*Solid investor interest expected for high visibility 796sqm Bannister Road property*

A soundly leased 796sqm industrial/retail property at 195 Bannister Road in Canning Vale is expected to draw strong attention from mid-tier investors and larger self-managed super funds.

Alliance Commercial sales and leasing executive, Liam Tierney says the property is under head-lease to Bridgestone Australia, the local arm of the world's biggest tyre manufacturing company.

According to Mr Tierney, the property's blue chip tenant and high profile location are expected to draw offers from investors looking for an already soundly leased asset that has a tenant with a proven track record of close to 20 years.

"This property currently attracts an annual net passing income of \$107,604 which is boosted by the fact that it enjoys prime street frontage exposure to more than 23,500 vehicles travelling along Bannister Road each day," said Mr Tierney.

The property comprises a fully air conditioned office and reception showroom, four-bay tyre fixing and assembly area, high truss warehouse, and fenced storage yard.

Purpose-built as a tyre sales and repair facility, the 33.8m frontage property also incorporates 25 exclusive use parking bays and two street crossovers.

"Canning Vale remains one of Perth's leading industrial areas with good proximity to major highways and freeways as well as a young and growing residential population to the south east," said Mr Tierney.

Offers to Purchase campaign closes May 24, 2018 at 4.00pm WST.

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#### **ABOUT ALLIANCE COMMERCIAL**

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Alliance Commercial is a wholly-owned WA commercial property firm strongly focused on providing exceptional service along with high standards of professionalism. Alliance Commercial services encompass sales, leasing and property management on behalf of private and professional investors, property trusts and superannuation funds.