

July 18, 2018

MEDIA RELEASE

Investor quick off the mark for Bridgestone Canning Vale site
Rubber hits the road with \$1.45 million transaction in under 40 days

A private investor has responded quickly to a 796sqm tyre sales and repair facility on busy Bannister Road in Canning Vale.

Sold for \$1.45 million, the soundly leased Bridgestone outlet was under contract within 40 days of listing via an offers to purchase campaign by Alliance Commercial on behalf of its private owner.

“The sale underscores the level of investor demand for solidly leased, well located and priced industrial assets,” said Alliance Commercial sales and leasing executive, Liam Tierney.

Continuing to remain in the hands of a local investor, the purpose-built property delivered a 7.42% yield for the buyer.

Mr Tierney said the property had been continuously tenanted for 20 years, and was acquired with a remaining three year head-lease to Bridgestone Australia.

“Key drivers included the existence of a blue-chip tenant, busy high visibility location and strong underlying demand in the small to mid-tier investor market,” he said.

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. It also features a 33.8m frontage property, 25 exclusive use parking bays and two street crossovers.

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ABOUT ALLIANCE COMMERCIAL

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.