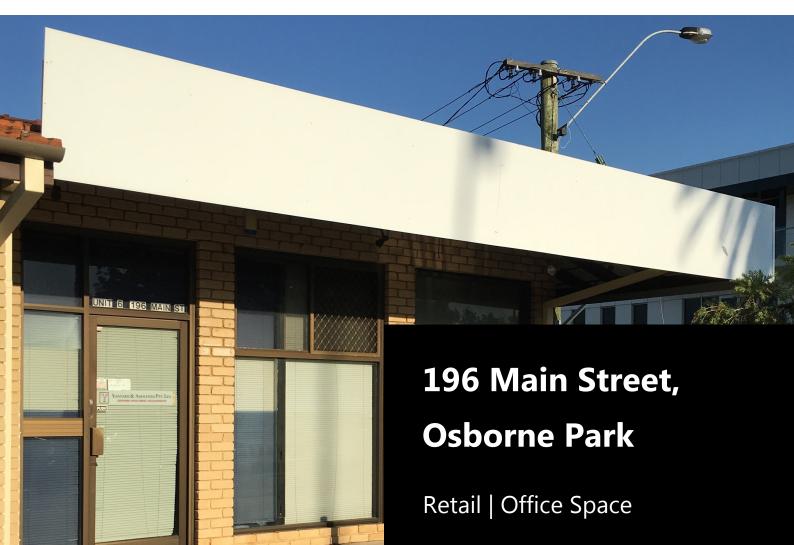
## **FOR LEASE**





### Eric Rogers

m: 0412 228 555

e: egr@metwaywa.com

Superb Location

Excellent On-Site Parking

High Exposure on Street Corner

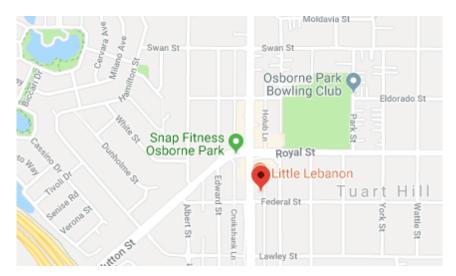
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# 196 Main Street, Osborne Park







#### Location

Situated on the eastern side of Main Street, it is superbly located on the corner of Federal Street and adjoining Osborne Park Shopping Centre.

Close to a variety of amenities including bars, IGA, restaurants and more.

#### **Premise**

Lot 6 may be used for both retail and an office due to being fully partitioned to a high standard. Partitioned into several offices, a reception and storage areas, this little number boasts excellent natural light.

#### **Lettable Area**

87 sqm

#### Rental (+GST)

\$300 psm pa \$2175 pcm

#### **Outgoings (+GST)**

\$129 psm pa \$935 pcm

#### **Parking**

Ample On-Site Parking Available

#### **Lease Term**

3-5 Years

### **Eric Rogers**

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