

## 5/2 Amesbury Court Butler 6036 WA Australia

This exceptional commercial property presents a unique opportunity to acquire a premium industrial unit in Butler, WA. Located in Perth's northern corridor—Australia's 5th fastest-growing region by population—the property is approximately 30 minutes from Perth CBD and 40 minutes from the airport.

Significant government investment in infrastructure within the region is set to support ongoing population growth, ensuring industrial units like this will continue to thrive. This property offers a secure cash flow along with attractive depreciation benefits.

The unit is situated in a modern complex with easy access in a rapidly expanding area. It offers 204 square meters of warehouse space with concrete tilt panel construction, a high truss clearance of 6.5m to 7.5m, electric roller doors measuring 5.3m high by 4.1m wide, high bay lighting, a three-phase power supply, a kitchenette, toilet facilities and two onsite car parks.

The property is currently leased to Ultra Tune with a lease commencement on February 1st. The lease includes a 5-year initial term with two 5-year options, and the tenant is responsible for 100% of outgoings.

This investment generates a net income of \$28,500 per annum, with annual increases aligned to 3%. With its strategic location, steady cash flow, and potential for future growth, this property represents a robust and secure investment opportunity for its next owner.



### Key Information

Investment Type	Industrial
Purchase Price	\$475,000

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Net Yield	6%
Property Market Status	Off Market

### Key Highlights

- Industrial Unit
- 204 square meters of warehouse space.
- Concrete tilt panel construction.
- High truss clearance of 6.5m to 7.5m.
- Electric roller doors (5.3m high x 4.1m wide).
- High bay lighting.
- Three-phase power supply.
- Kitchenette and toilet facilities.
- Tenant: Ultra Tune
- Lease commencement on February 1st.
- 5-year initial term with two 5-year options.
- Tenant responsible for 100% of outgoings.
- Net income: \$28,500 per annum
- Annual increases: 3%.

### Background Information

How old is the asset?	7 years old
Vendors reason for selling?	Other
How many days the property has been on the market with the selling agents?	0
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	Lease commencement 01/02/2025
How long have they been in business overall?	
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

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### Location Information

Butler is an outer suburb of Perth, Western Australia, located 41 kilometers north of Perth's central business district. It is part of the City of Wanneroo local government area and forms the majority of the Brighton Estate, a large commercial and residential development. The Joondalup railway line reserve separates Butler from the rural locality of Nowergup to the east. Satterley's Brighton Estate plan encompasses all of Butler and also extends into the neighboring suburbs of Ridgewood, Jindalee, and Alkimos. Butler contains four sub-divisional estates within the Brighton area—"The Dunes," "The Green," "Seahaven," and "Junctions North." Over \$120 million has been invested in landscaping, civil construction, and community infrastructure to develop the Seahaven and The Green estates, the Brighton Village Shopping Centre on Marmion Avenue, and the Central Park Precinct.

The area supports a mix of industries, including retail, hospitality, and light industrial sectors, with several warehouses and commercial facilities operating throughout the region. Industrial properties, such as those at Sunderland Crescent and Amesbury Loop, reflect the active commercial market and growing demand for industrial space.

### Tenant Information

Ultra Tune: <https://www.ultratune.com.au>

Established in 1979 with the first centre in Box Hill, Victoria. Ultra Tune has expanded nationally to become the leader in automotive after-sales servicing. Ultra Tune is 100% Australian-owned and is one of the country's most recognised and trusted car service brands.

Since 1994, Ultra Tune has grown to become one of Australia's largest automotive franchise networks with more than 260 franchise centres nationally. Each Service Centre is strategically located with a view to providing convenient and easy customer access; thus strengthening the customer's experience during their visit to the store. Ultra Tune's growth is based upon a tradition of quality, affordable services, and with a strong focus to remain ahead of the pack in an evolving and ever-changing future.



### Financial Overview

Tenant	Area (sqm)	Lease Start	Lease End	Annual Rent	Annual Increases	Options	Outgoings
Da Beat Dance Studio	204	1/2/2025	31/1/2030	\$ 28,500.00	3%	5 + 5 years	100%

Incentive 3-month net rent free from the commencement date of the lease

### Rental Comparison

5/2 Amesbury Court Butler WA 6036 – 204 sqm - \$139.71/sqm

TBC

#### Offer to Purchase

Offer to Purchase	\$475,000
Initial Deposit	\$25,000
Due Diligence	28 days
Finance Days	28 days
Settlement	48 days



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