



## IMPRESSIVE FREEHOLD OPPORTUNITY-JUST WHAT THE DOCTOR PRESCRIBED!

### Description

- LARGE MEDICAL CENTRE WITH 11 ROOMS
- PERMITTED FOR 8 MEDICAL PRACTITIONERS
- OFFERED WITH VACANT POSSESSION

- \* Land area of 530 sqm\* with ROW access
- \* Impressive freestanding two (2) level building of 403 sqm\*
- \* Zoned "Commercial 1"
- \* Potential multiple income streams
- \* Very rare medical permit for 8 medical practitioners – large medical centre with 11 rooms
- \* Suitable for a variety of uses including commercial office and residential (STCA)
- \* Exceptional position within Queens Parade's highly regarded and popular retail shopping strip - Clifton Hill Village
- \* Prominent position with excellent exposure
- \* Outstanding retail and dining within close proximity
- \* Tightly held and highly sought after precinct only 4km from the CBD
- \* Development potential (STCA)

\*approx

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

**Area m<sup>2</sup>:** 403.00

**Land Area m<sup>2</sup>:** 530.00

**Asking Price:** Contact Agent

**Parking:** 4 on-site car spaces

**Sale Method:** For Sale

### Contact:

**Michael Ryan**

0433 180 199  
michaelryan@allardshelton.com.au

**Joseph Walton**

0417 309 347  
joewalton@allardshelton.com.au

**James Gregson**

0421 516 480  
jamesgregson@allardshelton.com.au