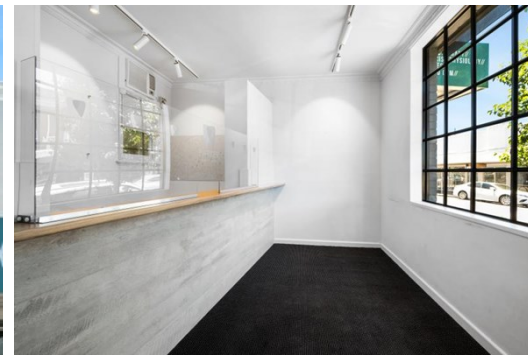


35 Douglas Parade, WILLIAMSTOWN

FOR LEASE



## PRIME MIXED USE OPPORTUNITY

### Description

- BUILDING AREA: 115 SQM\*
- MIXED USE CAPABILITIES (STCA)
- FANTASTIC STREET PRESENCE

Allard Shelton are pleased to offer an exceptional mixed use opportunity to the market;

- Building Area: 115sqm\*
- Currently fitted with three treatment rooms, reception/waiting area, staff room and toilet facilities.
- Situated next to one of the highest performing shopping centres in the state, the property is a draw card for all commuters.
- Formally a dental clinic, the property lends itself to an array of uses (STCA)
- With the addition of excellent signage options, the property allows for businesses to flourish in the area.

Please don't hesitate in getting in touch with the listed agents to arrange an inspection.

\*Approx.

**Area m<sup>2</sup>:** 115.00

**Rent PA:** CONTACT AGENT

**Outgoings:**

**Contact:** **Patrick Kerr**  
0451 142 791  
patrickkerr@allardshelton.com.au

**Michael Ryan**  
0433 180 199  
michaelryan@allardshelton.com.au