



## Coffs Harbour, Suites 206 & 207/'Specialist Medical Pacific Highway

### PRIME INVESTMENT OPPORTUNITY

Suites 206 and 207 are securely leased to Coffs Coast Dental & Facial to 2036 including options with annual 3% increases.

The Specialist Medical Centre is a modern three storey, high quality purpose built specialized medical building, situated adjacent to the Coffs Harbour Health Campus.

Suites 206 and 207 accommodate an approximate fully fitted net lettable area of 161m<sup>2</sup> and plus two secured basement parking spaces.

Superbly situated adjacent to Coffs Harbour Health Campus, with easy highway access and centrally positioned between Coffs Harbour's burgeoning city centre and the growth areas of Toormina, Sawtell and Boambee.

**For Sale**  
1

**Building Area**  
161sqm

**Contact**  
**Troy Mitchell**  
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**Deb Grimley**  
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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**Coffs Harbour**  
**(02) 6651 6711**

State of the art, attractive, environmentally and sensitively designed three storey building occupying an elevated high profile flood free position.

Designed for easy pedestrian and vehicular access, with prominent signage and parking for 200 vehicles, including 66 undercover spaces.

National tenants including Coffs Harbour Radiology, Ramsay Health and Sullivan Nicolaides Pathology.

A pharmacy, GP medical centre and the Rainforest Café are located on the ground floor.

Specialists including a general surgeon, cardiologists and gynaecologist.

This prime investment opportunity enjoys the following features:

- Prime medical location
- Convenient off highway position
- Long term lease
- High quality tenant
- Situated within the southern growth corridor
- 3kms to Coffs Harbour's burgeoning CBD
- Affordable price range

If you been waiting to a secure a prime investment in Coffs Harbour's premier medical centre then CALL NOW!!!

The property has an asking price of \$1,325,000 GST exempt.

For all further details contact Exclusive Marketing Agents LJ Hooker Commercial:

Troy Mitchell 0417 695 915 [tmitchell@ljhcoffs.com](mailto:tmitchell@ljhcoffs.com)

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LJ Hooker Commercial Coffs Harbour office (02) 6651 6711 [coffsharbour@ljhc.com.au](mailto:coffsharbour@ljhc.com.au)

The leading specialist commercial agency servicing The Coffs Coast.

## More About this Property

Property ID	MU9GVG
Property Type	Medical/Consulting
Building Area	161 m <sup>2</sup>

### Troy Mitchell 0417 695 915

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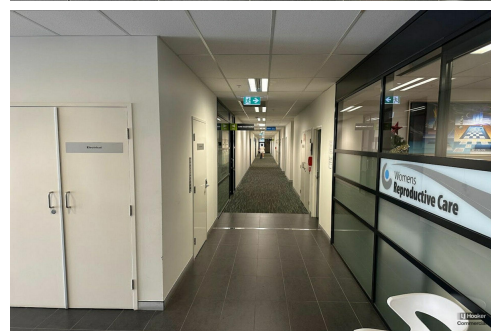
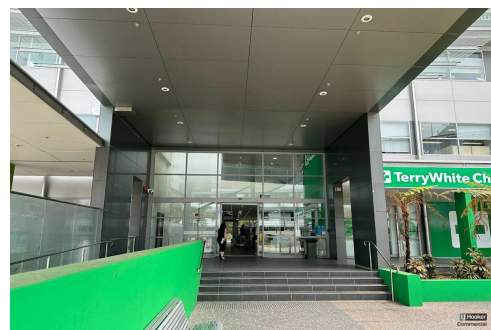
### Deb Grimley 0434 301 550

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