

Nambucca Heads, Suite 1/7 Short Street

FORMER PEACH TREE MEDICAL CENTRE —261m2

The former Peach Tree Medical Centre comprises a modern purpose built and fitted out Medical Centre which accommodates an approximate gross leasable area of 261m2.

The building has had most of its medical type fixtures and fittings removed however, internal walls and sinks remain in place. The premises would be very suitable for lease as typical commercial office space. Secured undercover onsite car parking for seven vehicles is available. Abundant curbside and customer car parking is available.

According to the strata plan, the suite known as Lot 1 enjoys the following areas :-

Component	Area m2
Office Level	288m2 including patio

For Sale
1

Building Area
216sqm

Contact
Troy Mitchell
0417 695 915
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Coffs Harbour
(02) 6651 6711

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.

Car Parking Level 185m2

Total 473m2

Internal accommodation generally comprises carpeted concrete flooring, painted internal gyprock partitioned walls under a suspended ceiling with recessed light fittings and ducted air conditioning.

Accommodation includes a reception/waiting room, four examination rooms, two treatment rooms, conference room, nurses room, staff/lunch room, office, three toilets and a cleaner's room. An internal stair from the lunchroom provides access to the car park/storage area with a security roller door and vehicular access via Estuary Lane.

The property is conveniently positioned on the periphery of Nambucca Heads CBD, approximately 1 km from the post office.

The property enjoys the following features :-

- *Conveniently positioned
- *Easy customer access
- *Excellent parking availability
- *Modern purpose built medical centre
- *Ideally suited to commercial offices
- *Secured undercover onsite parking

The asking price of \$1,300,000 excluding GST equates to \$4,980/m2 of the gross leasable area.

If you've been searching for a hard to find prime vacant commercial site for your business then CALL NOW!!

Troy Mitchell 0417 695 915 tmitchell@ljhcoffs.com.

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

The only local specialist commercial agency servicing The Coffs Coast.

More About this Property

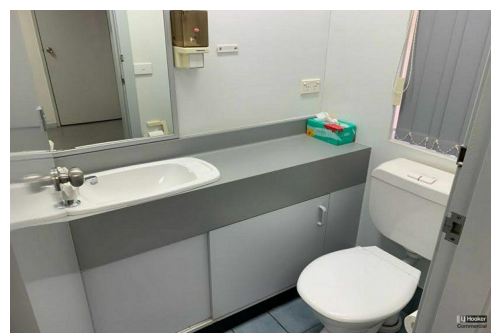
Property ID	K6WGVG
Property Type	Offices
Building Area	216 m ²

Troy Mitchell 0417 695 915

Director, Sales & Leasing | tmitchell@ljhcoffs.com

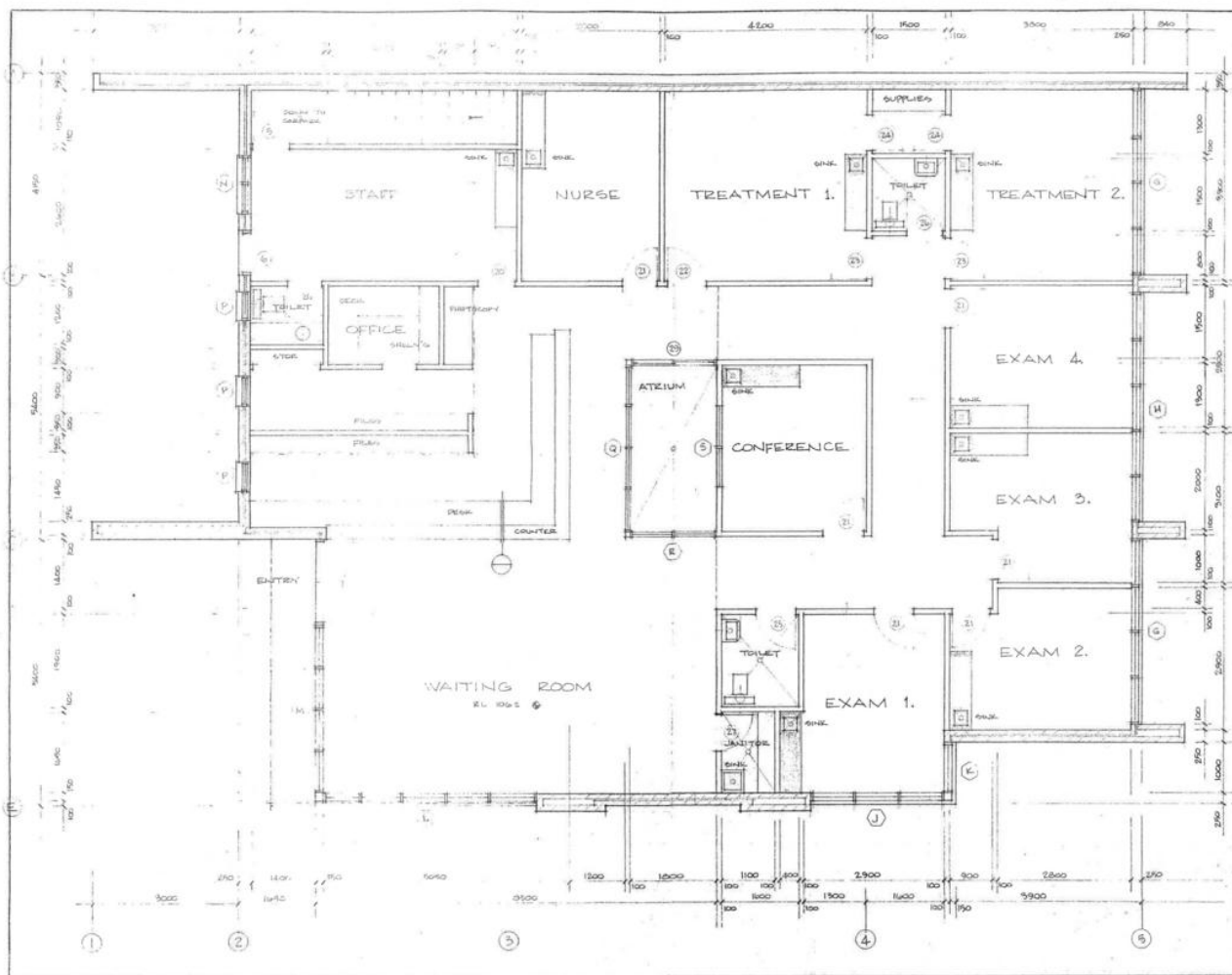
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Drawn by
K. E. KNIGHT
DESIGN & DEVELOPMENT
086 554519

DATE
27/01/00

PROPOSED
MEDICAL CENTRE
ESTUARY LANE & SHORT ST.
NAMBURCA HEADS N.S.W.
MAYHUM PTY. LTD.

title
INTERIOR LAYOUT
/ UPPER LEVEL

sheet no
6.

LJ Hooker
Commercial