

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
tmitchell@ljhcoffs.com



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.

Deb Grimley 0434 301 550 dgrimley@ljhcoffs.com

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

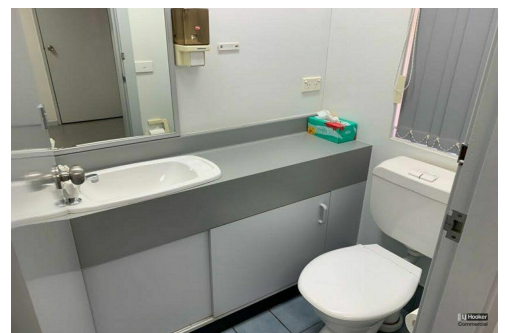
Property ID	K6WGVG
Property Type	Offices
Building Area	216 m ²

Troy Mitchell 0417 695 915

Director, Sales & Leasing | tmitchell@ljhcoffs.com

Coffs Harbour (02) 6651 6711

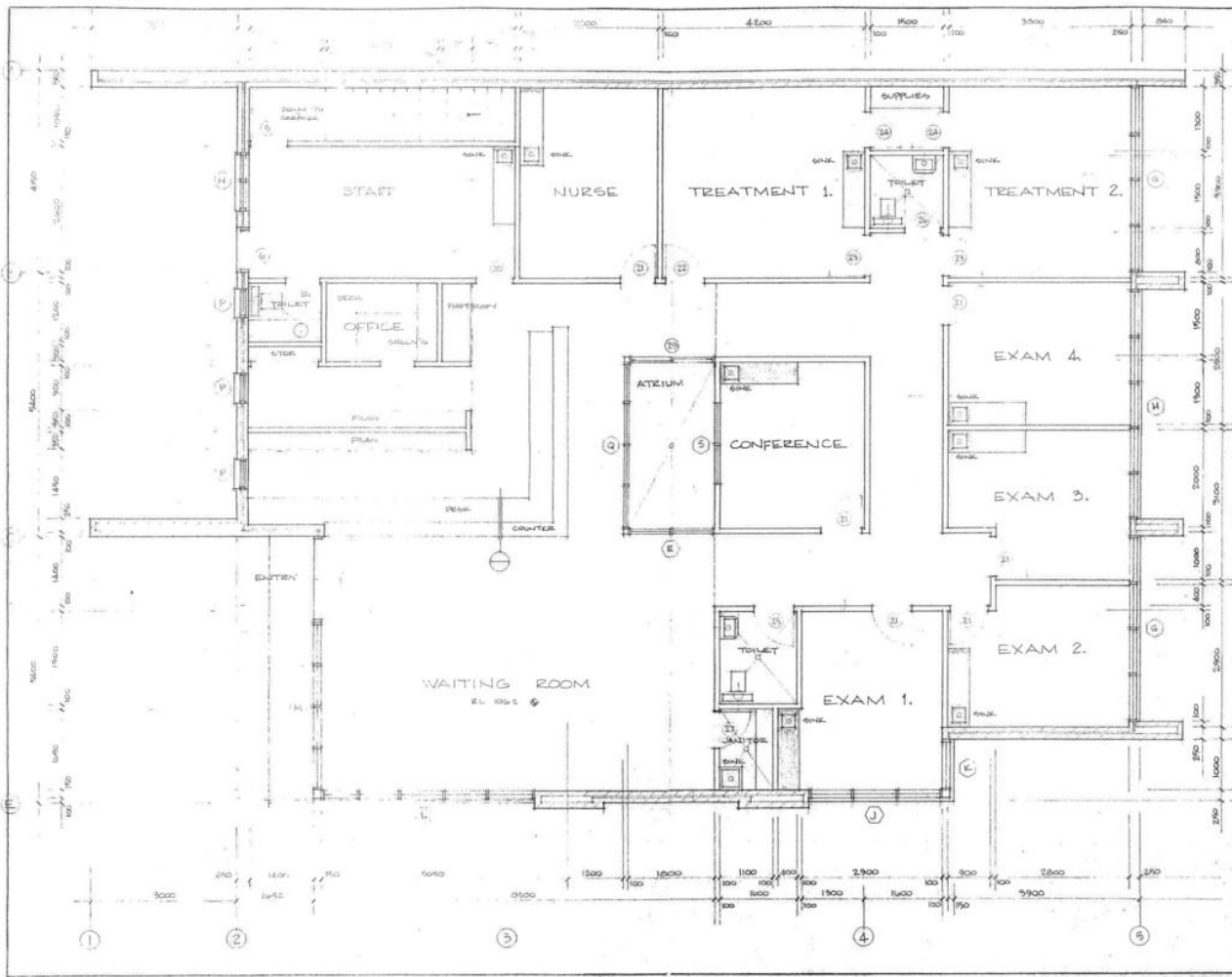
40 Harbour Drive, COFFS HARBOUR NSW 2450
coffsharbour.ljhcommercial.com.au | coffsharbour@ljhcoffs.com



 **LJ Hooker Commercial**

**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.



DRAWN BY K. E. KNIGHT DESIGN & DEVELOPMENT 066 554519
REV NO. 1 DATE 27/03/18
PREPARED BY MEDICAL CENTRE ESTUARY LANE & SHIRT ST. NAMBUCCA HEADS N.S.W. MAYHUM PTY. LTD.
TITLE INTERIOR LAYOUT / UPPER LEVEL
SHEET NO. 6.

