



Professionals

For Sale



18



1141.0m<sup>2</sup>

## PRIME CBD FREEHOLD INVESTMENT - 1141M<sup>2</sup>

Positioned in the heart of the CBD, this commercial property offers a rare combination of a secure medical tenancy, additional leased office space and a spacious on site upstairs residence. Surrounded by long established businesses, including Mitre 10, a popular hotel, a stationery and business machine supplier and a major car dealership, the location provides strong commercial appeal and constant local activity.

The primary lessee is a long standing medical practice which occupies approximately 192 sqm of the well maintained main building. Above the practice sits a substantial 136 sqm (approx) residence which is also leased providing an additional income stream. This two storey commercial space and residence structure has

### PRICE

\$780,000

### ADDRESS

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### AGENTS

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Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. You should make your own enquiries as to its accuracy.

