







Medical premises or subdivisible site For Sale $795,000

16 892m2

Medical Premises with Albany Highway frontage . Well exposed corner Medical Consulting rooms of approx 170 approved for 4 consultants rooms with 16 open sealed car bays on site on 892 sqm lot. Well exposed to Albany Highway , corner lot though has good comfortable and safe access, from Wyndham St entry into the main entrance and car-park. Well maintained attractive building that became vacant from August 2019. Council Approval as four Consulting Rooms from 2001 with further approval for additions in 2007. Provides 16 car bays for the 4 practitioners approved being 15 standard bays and 1 Acrod bay. Land is zoned Residential R 40 Wyndham St..Outgoings

Council rates	19/20	$6293.21
Water Rates	18/19	$2500.00
Land Tax		$1134.90
Insurance		$3253.00
Total		$13,181.11

Contact agent Stuart Paterson for inspection.

Available now, with new certificate of title for lot 800 on Deposited Plan417603 having just issued.

Airconditioned and feature acrod toilet plus a standard toilet and tea room .Has high Ceilings and comprises attractive reception area ,dispensory store , archives and admin office and four consultants rooms.Free standing well

Price	SOLD
Property Type	Commercial
Property ID	15943
Land Area	892 m2
Office Area	170 m2

Agent Details

Office Details

Xceed Real Estate - Commercial Leasing & Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

exposed premises in excellent condition.

Town of Victoria Park confirm approved Use as Consulting Rooms means premises used for the investigation and/or treatment of physical or mental injuries or ailments in the practice of a profession by a person who is a legally qualified medical practitioner,dentist,physiotherapist,podiatrist or similar,but does not include a masseur and does **not** include a premises practicing therapeutic massage or similar.

What a great investment,(A)being good medical premises approved for four practitioners and (b) with a great underpinning land value the bale out option when you choose of subdividing the lot into 4 survey strata lots and with up to $50,000 government benefits currently being available to first home buyers, land in the range of $200,00 to $250,000 per strata lot is now selling like hot cakes.We all know that land is king which is where the appreciation in value mainly occurs.Enjoy working in your own premises and reap the rewards of subdivision at prevailing land values when you retire. Win Win.

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