



Residential four lot development site from \$795,000 currently being approved medical premises,

Residential r40 Development site. Albany Highway frontage . Well exposed corner Medical Consulting rooms of approx 170sqm. Existing use 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 recently issued as lot 800 on Plan417603 of 892 square meters.

This is a great development site with major frontage to Whyndham St ,so you can slice the lots off like slices of bread. Deep sewage connection point in

16 892 m2

Price	SOLD
Property Type	Residential
Property ID	17081
Land Area	892 m2
Office Area	170 m2

Agent Details

Office Details

Xceed Real Estate - Commercial
Leasing & Sales
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south east corner.

Existing improvements are air- conditioned and feature a toilet plus a standard toilet and tea room .Has high Ceilings and comprises attractive reception area ,dispensary store , archives and admin office and four consultants rooms.Free standing well 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 for a bail out option when you choose by 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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