



## UNDER CONTRACT

Located just off Yorktown Road on a corner allotment of grand proportions, some 2074sqm, this existing use Medical Centre presents a fantastic opportunity for practitioners looking to relocate, expand or even begin a new path as an owner occupier. Dual frontage of 53 metres to Gould Road & 38 metres to Butterfield Road allows for great accessibility and ample car parking.

The total building area is 327sqm and made up of 10 private consulting rooms, reception area, large foyer waiting area, 4 storage rooms, male and female amenities, and central atrium. Fantastic security which includes a monitored alarm system, security cameras, bared windows, and additional security gates to the front Portico entry as well as the rear carport entry points.

Zoned as General Neighborhood with a registered Land Use as Medical Centre. The property is surrounded by medium to high-density homes and complimentary commercial uses like specialized clinics, pharmacies, Parks Shopping Centre, child-care centres and community centres.

It is freshly painted in brilliant white, data/ server ready and comes with an option to purchase the furniture/ equipment, it couldn't be more ready to

24 2,074 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	2263
<b>Land Area</b>	2,074 m2
<b>Office Area</b>	327 m2

### Agent Details

Nick Mastrangelo - 0401 790 753

### Office Details

Adelaide  
Unit 4/ 60 West Terrace, Adelaide  
SA 5000 Australia  
08 8212 0140



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Features to note include:

- Land Area: 2074sqm
- Building Area: 327sqm
- 10 consulting rooms all fitted with a basin and have access to an external window
- Corner Allotment with dual frontage/ access
- Private occupier carport access via the electric gates from Butterfield Road
- Patron's access the large car parking area from Gould Road
- Zoned: General Neighborhood
- Registered Land Use: Commercial- Professional Services- Physicians and Surgeons
- Commercial medical grade vinyl flooring through-out
- Sold as Vacant Possession (GST Applicable).

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*