LJ Hooker Moruya
41 Vulcan Street,
Moruya NSW 2537

22 Church St, Moruya, NSW 2537

$1,150,000

Retail Shop















Prime CBD Commercial & Medical Opportunity

Positioned in the heart of Moruya's town centre is an excellent opportunity to secure a well-established commercial property in a highly visible and convenient location.

Set on approximately 524m² with E1 Local Centre zoning, the property enjoys excellent exposure directly opposite the Moruya Post Office and amongst established businesses, cafés, retail and professional services.

Open for Inspection

By Appointment.

Adding further appeal is the new Eurobodalla Regional Hospital, currently on track for completion in December 2026. This significant investment in Moruya is expected to further strengthen the town's role as a regional health and services hub, making this an especially well-positioned opportunity for medical, allied health and professional operators.

The building provides approximately 153m² of internal space and is currently configured for medical use, offering a functional layout that could accommodate a range of consulting, allied health, professional or commercial businesses, subject to relevant approvals.

A spacious reception and waiting area forms the centre of the premises, complemented by three well-proportioned consulting/examination rooms, a separate office, multiple utility areas, three bathroom facilities, storage and a dedicated data room. For another medical or allied health operator, the existing fit-out provides the considerable advantage of an already established consulting environment.

The layout also offers potential to separate the premises into two distinct areas with independent access, providing flexibility for multiple practitioners, complementary businesses, an owner-occupier wishing to lease part of the building, or an investor looking to maximise the property's potential.

With its E1 Local Centre zoning, prominent Church Street position, existing medical fit-out and the new regional hospital nearing completion, this is a particularly timely opportunity to secure commercial property in central Moruya.

Key features include:

Approx. 524m² site
Approx. 153m² commercial building
E1 Local Centre zoning

Listed By
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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.