

274 Anson St, Orange, NSW 2800

\$1,050,000 (Plus GST if Applicable)

Retail Shop



## Flexible Professional Premises | Two Blocks from Summer Stre

Offered to the market is a well-established professional premises with a proven track record as a consulting room practice, located on the edge of Orange's CBD, just two blocks from Summer Street.

Currently configured with four separate consulting rooms, each fitted with its own reverse-cycle air conditioning, the layout is ideally suited to medical, allied health or professional services. A dedicated reception area is complemented by ramp access from the rear of the building, providing practical and inclusive accessibility for clients and patients. The bathroom is fitted with handrails and has been designed with accessibility in mind, further enhancing suitability for health and consulting use.

Functionality is further enhanced by side access from Parker Place, leading to a valuable onsite parking area, a significant advantage for a property of this nature so close to the city centre.

Set on a generous 750sqm block, the property offers flexibility rarely found in this tightly held location. The existing configuration allows for immediate continued use as consulting rooms, while also providing scope to adapt the space for a range of professional purposes or convert it back to residential accommodation. The substantial land size also presents potential for future development, subject to council approval.

Combining a strategic city-fringe position, established professional layout and strong underlying land value, this property represents an outstanding opportunity for owner-occupiers, medical professionals or investors seeking a versatile and well-located asset in Orange.

**Open for Inspection**

By Appointment.

### Listed By

Michael Wright  
Phone: (02) 63631000  
Mobile: 0421 360 948

