

47 Princes Hwy, Dapto, NSW 2530**\$1,495,000**

Medical/Consulting

**Prime Location Investment**

A rare find! This stand alone property is located on the Princes Highway with prominent exposure to passing foot and car traffic. just meters from Dapto Mall and opposite Aldi. The property has rear lane access with parking for up to 8 cars, making it the perfect candidate for medical consulting rooms.

You can utilise the current fit out which includes partitioned offices, new kitchen and disabled toilet downstairs. Upstairs includes separate male and female toilets, another kitchen, shower and more consulting rooms.

The property offers an excellent opportunity for a sole operator or a clever collaborator of several service offerings.

This property boasts the following features:

- Lease with current tenant for 5 years with 5 years option from August 2023
- Rent \$76,500 per annum plus GST + outgoings
- Tenant pays council and water rates
- 258 sqm internal space
- Large glass frontage
- Automatic glass sliding door
- Air-conditioned
- Rear lane access
- 8 car spaces
- Bathroom facilities on both levels
- Prime highway location

Please contact our office for further information and to arrange an inspection.

Open for Inspection

By Appointment.

Listed By

Christina Comelli

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