

578 Glen Huntly Rd, Elsternwick, VIC 3185

\$35,340 - \$49,990 p.a. + GST +  
Outgoings

Office Suite



## A VERSATILE OFFICE / MEDICAL / RETAIL OPPORTUNITY

A versatile Office / Medical / Retail opportunity positioned among long established, successful businesses. This adaptable property offers a wide range of potential uses (STCA) and is ready for immediate occupation.

**Open for Inspection**

By Appointment.

### Key Features

- \* Quality office fit out
- \* Easily adaptable for medical or allied health suites
- \* Polished concrete flooring
- \* Heating and cooling system
- \* Kitchen and bathroom amenities
- \* Tram stops only metres away
- \* Building area: 160 m<sup>2</sup> (approx.)
- \* 2 on site car spaces
- \* Currently has 6 separate offices, entry area, comms room, a storeroom and an outdoor area.

The rear of the property includes a spacious room ideal for seminars, workshops, group sessions, or training. Suitable for physiotherapists, chiropractors, osteopaths, allied health practitioners, massage therapists, beauty therapists, and more.

\$35,340 p.a. + GST + Outgoings for 101 sqm (approx.) including the shop front or  
\$49,990 p.a. + GST + Outgoings for 160 sqm (approx.)

Share lease options with other practitioners possibly available on enquiry.

### Listed By

The Office  
Phone: (03) 9544 8888

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