

**936 Hume Hwy, Bass Hill, NSW 2197**

**\$55,000 P/A + GST + Outgoings**

Retail Shop



## High-Exposure Commercial Space – Hume Highway, Bass Hill

An outstanding opportunity to secure a highly exposed commercial property in the heart of Bass Hill, directly opposite the Bass Hill Shopping Plaza entrance. Ideal for medical, professional, or allied health use including Doctor, Dentist, Physiotherapist, Psychologist, Solicitor, and similar businesses.

Property Highlights:

- Land Area: 415 m<sup>2</sup>
- Building Area: 180 m<sup>2</sup>
- Currently leased to a Physiotherapist

Strong surrounding population supporting medical and professional services

Excellent signage and street exposure on the Hume Highway

Layout & Features:

- Open foyer/reception area
- Three (3) separate consulting rooms
- Open kitchen area
- Full bathroom
- External laundry
- Disabled ramp access from street level

Parking:

- Council-approved 5 car spaces
- 3 undercover parking spaces
- 2 designated on-site parking spaces

Listed By



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**Open for Inspection**

By Appointment.