

19 Image Flat Rd, Nambour, QLD 4560

Sold - \$632,500

Industrial Land



Corner Block: Exposure, Location, Possibilities!

This vacant post-war building – formerly a family home prior to use as a doctor/medical practitioner's clinic sits on a prime north-east facing 961m2 corner block with side access to customer carpark at rear, less than a 10-minute walk to Nambour General Hospital.

Open for Inspection

By Appointment.

Current configuration comprises two reception areas – both with separate entries, waiting rooms, 2 x kitchenettes, 2 x toilets, 7 x consulting rooms (including treatment room); there is a carport on southern side of building as well as two parking spaces in front of northern side, in addition to approximately six customer parks at rear.

The building is solid, indicative of its era, with hardwood flooring (under covers); however, the interior is in need of refurbishment, a little tired throughout, ripe for some updating to get ready for its next occupants – it really is a 'blank canvas.' There is also a mixture of split system air-conditioning and RAC units is in place.

The large block is mostly concreted/bitumen so there is minimal garden maintenance, but enough there to create a pleasant ambience and provide some street appeal. The site is zoned low density residential so there are so other (limited) possibilities subject to council approval; buyer must undertake due diligence in terms of future use, or material change of use.

Located on Image Flat Road – a busy thoroughfare through primarily a residential area, a gateway to large acreage properties further north along the road, as well as several higher density residential estates much closer – there is plenty of passing traffic, providing excellent branding exposure for an enterprise occupying the space.

Just five minutes' drive to town amenities including rail to Brisbane, commercial and retail facilities, and on close to Nambour's medical hub consisting of the general and private hospital as well as specialists' rooms/clinics – the property is well-located, particularly for any purchaser seeking to run a health-related business or seek tenants in similar fields.

Investor owner is highly motivated to sell and has priced for immediate sale.

- * Vacant Commercial Building/Formal Residence
- * Prime 961m2 North-East Facing Corner Block
- * Excellent Exposure To Busy Road For Branding

Listed By

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