

**13 Market St, Wollongong, NSW 2500****Leased - \$72,800**

Retail Shop

**DA Approved for Medical Consult**

This is a rare offering for stand alone professional office space with private customer car parking for 7 cars plus a lock up 2 car garage. The premises have been approved for medical consulting and located in the heart of the Wollongong CBD.

**Open for Inspection**

By Appointment.

The property is located on the corner of Market Street and Queens Parade, just meters from Market Square. The premises has high visibility to passing foot and car traffic.

**Key features include:**

- \* Prime CBD Location
- \* Disabled access
- \* 5 Consulting Rooms - 3 with hand basins
- \* Large reception area + waiting room
- \* Staff area + kitchen + laundry + 2 bathrooms
- \* Approximately 150sqm of Office Space
- \* Double garage is approximately 50sqm
- \* Customer car park - Off street with 7 spaces
- \* Double lock up garage - Storage or extra 2 car spaces
- \* Close to public transport, parks, beaches and shopping precinct
- \* Long lease available
- \* Outgoings approximately \$12,000 per annum

Private inspection by appointment. Please contact Melinda Rowlands mobile 0402536520 or email [property@comelli.net.au](mailto:property@comelli.net.au).

**Listed By**

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