

**60 Warwick Rd, Ipswich, QLD 4305**

**E.O.I Welcomed**

Retail Shop



## Approved Medical Center For Sale - Fit-Out Completed

This magnificent newly renovated character-listed medically approved property is situated in the heart of Ipswich, only 700m walk to Ipswich Base Hospital or 800m to St. Andrew's Ipswich Private Hospital.

It sits on a 660 sqm block of land and consists of 10 medically approved car parks, 212 sqm of approved medical office spaces (Bottom Level- 77 sqm & Top Level- 135 sqm).

**Open for Inspection**

By Appointment.

### FEATURES

8 Offices Over Two Split Levels

1 Kitchenette

1 Laundry

2 Waiting Rooms

1 Room With Private Store Room And An En Suite).

Separate Reception & Waiting Area On Each Level

10 Council approved Carparks (7 off-street car parks, including 1 disability parking space; 3 on street)

Unisex Disability Access Amenities To Each Level  
(includes 1 X disability access shower for the building, meeting medical building requirements)

Full Disability Access Path Of Travel

Throughout. (Including accessibility ramps to both levels of the building, bringing the entire building and property to all the latest medical/commercial requirements).

Approved SRV Medical Waste Vehicle area.

All new electrical wiring and components to the building  
(3 phase capability)

### Listed By

Alex Siminuc

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