

254 Centre Road, Bentleigh



For Sale

Corner Medical Investment with Upside

Medical properties are among the strongest investment opportunities, particularly when a practice is well established and leased to a quality group like Qualitas Healthcare.

Ideally positioned on Centre Road Bentleigh, on the corner of Cairnes Ave, this is a highly regarded medical practice location.

Qualitas Healthcare group operates over 40 practices across Greater Sydney, Melbourne and Brisbane, and is part of a broader global network of approximately 250 practices.

However, things get even more interesting when the lease has around 18 months remaining with no option period. This creates several possibilities such as re-negotiating a new long-term lease, re-leasing to another healthcare business or owner occupying.

In real estate, location is paramount. Centre Road in Bentleigh is one of the largest retail strips in the south-eastern suburbs, providing a

wide range of goods and services and, more importantly, is highly regarded.

Key property features include:

- * Established global business: Qualitas Melbourne Pty Ltd
- * Lease: Five (5) years till 14 August 2027
- * No further options
- * Returning \$64,694 PA + Outgoings
- * Building area: 142sqm*
- * Total land area: 250sqm*
- * Centre Road frontage: 6.096m*
- * Cairnes Grove depth: 41.16m*
- * Total street frontage: 47m* plus laneway
- * Long term medical use
- * Opportunity to extend lease or owner occupy
- * High-exposure corner profile retail strip positioning
- * Rear parking from Cairnes Grove

For further details or to arrange an inspection please contact:

James Glen 0401 493 277

Harry Fereday 0448 220 805

DISCLAIMER:

* All information and measurements are approximate and should not be relied upon as accurate. The stated net internal area of the premises is provided as an indicative estimate only and is not a substitute for carrying out precise measurements. Interested parties should refer to the Contract of Sale and/or Lease documentation for definitive details. All images are subject to copyright.

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PROPERTY DETAILS

Property ID

2P4046

Price

Contact Agent

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