

COMERCIAL PROPERTY FOR SALE

\$1,350,000

CONTACT DETAILS:

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1 KAROOM DRIVE GLENFIELD PARK WAGGA WAGGA NSW 2650



PROPERTY FEATURES:

12 clinic rooms

5 Bathrooms

Granny flat

600 Sq Ft

Car parking

ABOUT:

- Property Description Address Legal Description Council Rate Area Zoning '1 Karoom Drive Wagga Wagga Lot 17 in DP 117255 \$2,288.35 per annum 1023m² B1 Neighbourhood Centre under the Wagga Wagga City Council LEP 2010
- This fantastic property comprises of exceptional opportunities: perfect for providing accommodation, work offices or counselling sessions
- 12 plus Rooms (plenty of space to provide more rooms)
 - 4 newly renovated bathrooms with showers: 2 bathrooms with spas; enduring comfort convenience for clients and staff, loads of potential to add more bathrooms.
 - 1 toilet/ Bathroom with also the potential to add shower to if needed, great addition for visitors or staff.
 - 1 full Kitchen ideal for preparing meals.
 - 1 kitchenette for staff
 - 1 Large inside laundry and a small outside laundry
 - 1 Storage shed providing ample storage for equipment or supplies.
 - 2 Large Versatile spaces for various of activities, classes, relaxing areas, or Reception for welcoming clients, or 1 alfresco area to provide an extra relaxing area.
 - Outside healing garden with Gazebo for Relaxation and reflection
 - 8ft privacy iron fence to create privacy to the outside area.
 - Loads of security features that are added to the property.
 - 7 Car parking onsite with additional 9 car parking leased from the Wagga Wagga city council on yearly bases if needed.
 - Main side has Reverse ducted A/C, Other side all have Split reverse A/C systems in all rooms, as well as Ducted Gas heating and Evaporative A/C
 - This property has loads of potential



1 Karoom Drive, Glenfield Park NSW 2650

EXCELLENT COMMERCIAL and RESIDENTIAL OPPORTUNITY

Phone enquiries - please quote property ID 28232.

Healthcare

BUSINESS IS CLOSING JUNE 30TH 2024.

FOR SALE

POA

Commercial property for sale can be purchased WITHOUT current Business.

600sqm

Vacant possession

THE BUSINESS/ PROPERTY

This fantastic property comprises exceptional opportunities:

? 1 toilet/ Bathroom with also the potential to add a shower if needed, a great addition for visitors or staff.

? 1 kitchenette for staff

? 1 Large inside laundr



No Agent Property -

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