



VERSATILE MEDICAL READY FOR PRACTISING

Offices • Medical/Consulting

1401-1403 Ferntree Gully Road, Scoresby, Vic 3179

Floor Area: 250 m²

Land Area: 2299.00 m² (approx)

Property Description

Located on the high profile intersection of Ferntree Gully & Stud Roads, seeing thousands of cars daily and serviced by surrounding suburbs Knoxfield and Wantirna south creating a population count of over 25,000* including Scoresby. The current facility is designed to house all facets of the medical based businesses including dentistry, physio, GP's and specialists with childcare and office uses also being an option (STCA).

Other benefits include:

- 18+ consulting rooms throughout the main building
- Large reception area with additional entrance with reception at rear
- Lift access
- 32 on-grade car spaces available
- 8 medical permits
- 480m²* Main Building
- 4 crossovers allowing entry off both Stud road and FTG road
- Plumbing for dentistry available
- Potential to take the whole available site for one large tenancy
- Total shared land offering 2,299m²*
- Potential for alternate uses including Childcare and or office (STCA)...

Leased

Leased: Tue 17-Dec-19

Additional Details

Tenure Type	Car Spaces
Vacant Possession	32



Ryan Trickey

0400380438

Ben Ainsworth

0412534028

Ray White Commercial - Glen Waverley

169 Coleman Parade, Glen Waverley Vic 3150