



40 Spring Street Preston, VIC

EXCELLENT BUSINESS LOCATION!

These established medical rooms deliver an outstanding rental opportunity. If you are looking to base your practice in a fabulous residential catchment area, investors, or those with a self managed super fund looking for a set and forget returns. Situated on a 597 m2 allotment approx with 15.24 frontage to spring street, offering excellent signage opportunities and exposure (stca) Readily adaptable to many medical/ professional uses. Perfect for GP's

Currently configured with reception, waiting room, three interview/ clinician / consulting rooms, full kitchen, toilet, Evaporative Cooling, Ducted Heating and on site parking for staff and clients, Large surrounding multicultural residential catchment. Easy walk to the train station and bus stop.

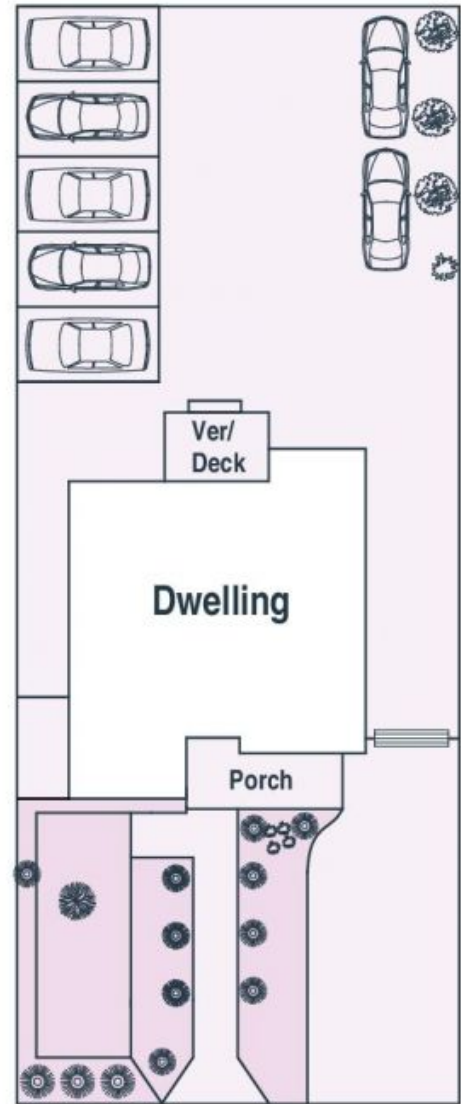
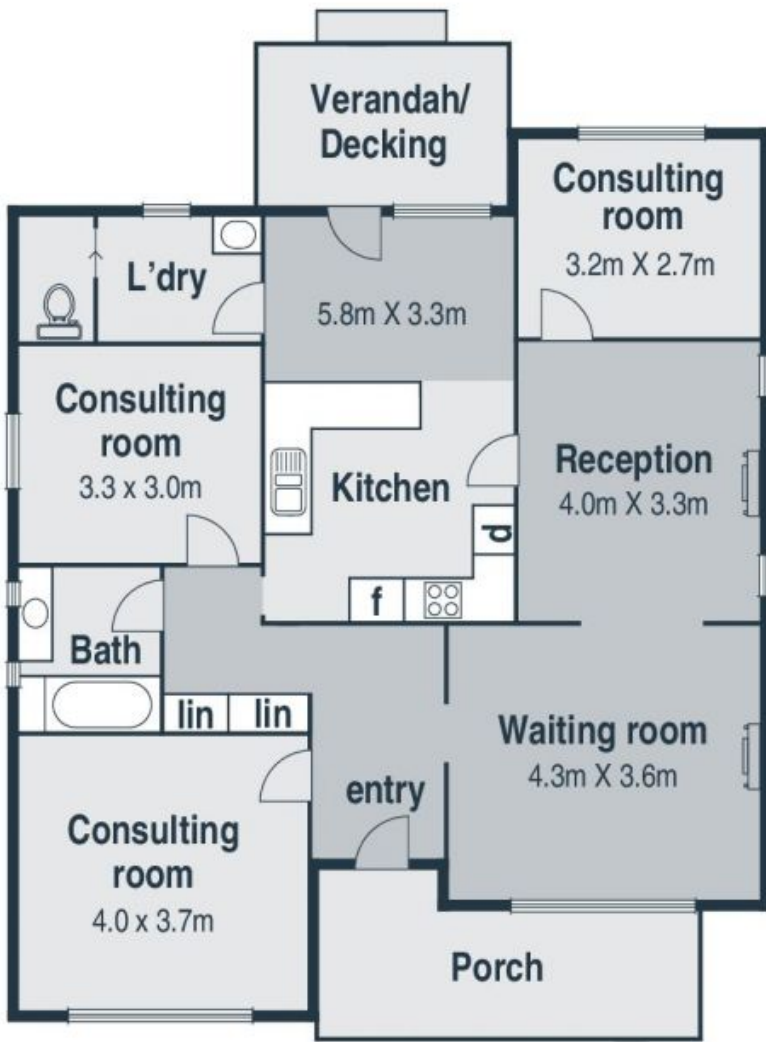
\$800 - 820 per week \$42,757 per year



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Site Plan



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