



## Community Care Complex

Offices

23. Impey Street & 9 Watson Street, Murchison, Vic 3610

**Floor Area:** 758 m<sup>2</sup>

**For Sale**

\$225,000 - \$250,000

For Sale

### Property Description

- \* 2597m2 approx. (23 Impey St) & 1540m2 approx. (9 Watson St) Land size
- \* huge 758m2 gross building area
- \* "township zoned" under greater shepparton planning scheme
- \* former nursing hospital (until 1995)
- \* \$27,134pa Total Gross Rent
- \* currently used by local Hairdressers (\$8320pa) & as a pre loved clothes/home good out let amongst other community groups.
- \* the 2 residential units currently leased by the Doctors associated with the adjoining medical clinics (Unit 1 @ \$7774pa & Unit 2 \$11,040pa)
- \* Two Titles
- \* rear access via Watson St and used as a right of way for Ambulances etc.

This sale is in conjunction with Australian Professionals Property Services Managing Director, Paul Doherty

### Additional Details

**Car Spaces**

6



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