

FOR SALE

SUITABLE FOR OWNER OCCUPIERS | 109M² BOUTIQUE MEDICAL/CONSULTING SUITE

Position your practice or office in the commercial core of Nerang. Shop 8, 1-9 Station Street delivers a generous 109m² ground-floor footprint along a leafy, tree-lined and river fronting streetscape in the highly sought-after Riverside Centre. Offered as a fully fitted suite and ready to move in, this property presents an exceptional opportunity for owner-occupiers to bypass core fitout works while retaining the flexibility to apply their own cosmetic touches.

Key Property & Semi-Fitted Highlights

- * 109m² Net Lettable Area: Functional ground-floor layout with level pedestrian entry.
- * Power Supply: 3-Phase (3PH) power connected to the suite.
- * Electrical Certification: Certified "Body Protected" electrical zones across all consulting suites.
- * Fully Fitted Layout Baseline: Features a reception area, waiting zone, 4 offices (2 have sinks), kitchenette, and 2 storage rooms.
- * Established Health Pedigree: Previously occupied as a physiotherapy clinic with core plumbing and room divisions already established.
- * Abundant Parking & Convenience: Ample customer and staff parking on-site within Riverside Centre, supplemented by council public car parking positioned directly across the street.

Strategic Location & Connectivity

- * M1 Pacific Motorway: ~1.2 km (Instant North/Southbound access)
- * Nerang Train Station & Transit Hub: ~1.7 km
- * Gold Coast CBD (Southport / Surfers Paradise): ~8.5 km
- * Gold Coast Airport (Coolangatta): ~32.7 km
- * Brisbane CBD: ~70 km

Terms of Sale & Vacant Possession

Offered for sale with Vacant Possession, specifically for owner-occupiers seeking long-term stability and business growth.

Note: Offered as a fully fitted vacant possession property. Loose furniture, loose equipment, and temporary items displayed in marketing imagery will be removed prior to settlement and are not included in the sale.

0 BED | 0 BATH | 0 CAR

PRICE:

Offers Over & Above \$715,000 + GST

OPEN FOR INSPECTION:

N/A



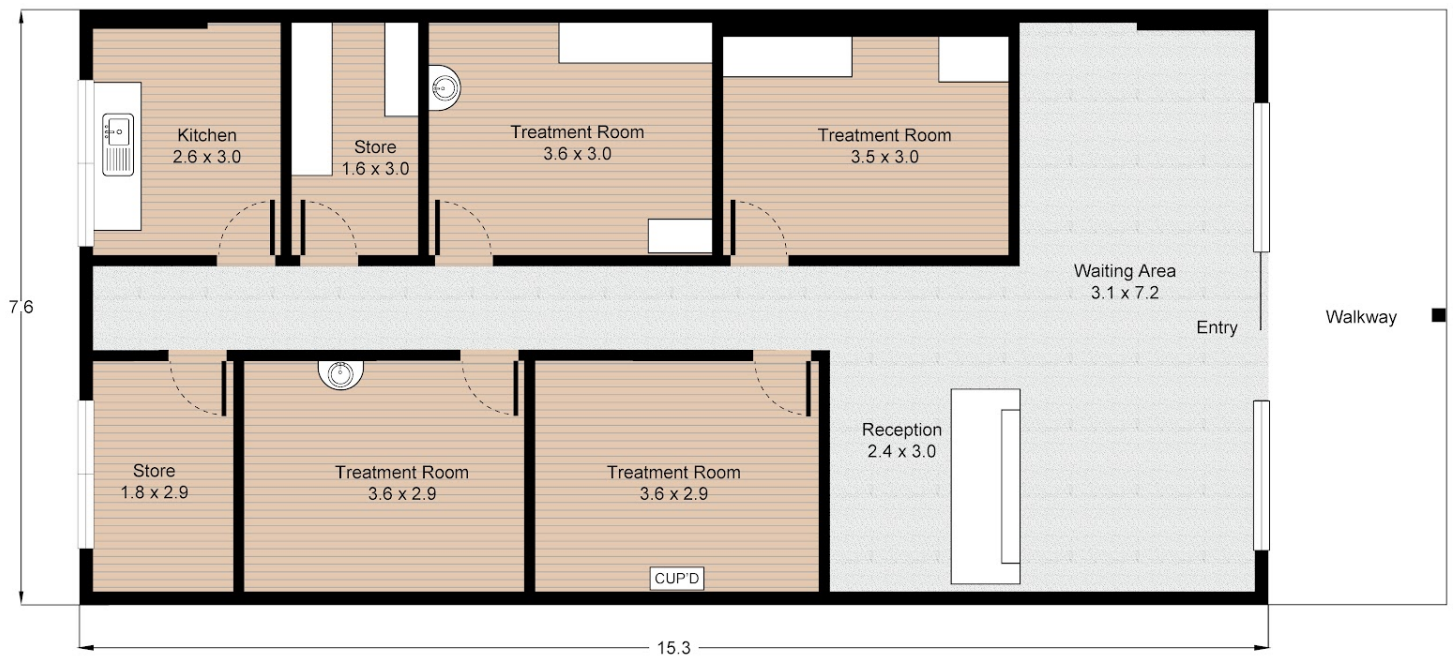
Ryan Chandler

0415805277

ryan@chandlercommercial.com.au

chandlercommercial.com.au

Shop 8, 1-9 Station Street, Nerang



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.