

FOR SALE



18/171 Bigge Street Liverpool

DA Approved Medical Specialist Centre

171 Bigge Street is a quality, strata titled, building located in the business/medical precinct of Liverpool. Close to Liverpool Hospital and train station.

Suite 18:

- o Is an elevated 160.6 sqm Medical/Office suite with a South/East orientation and district outlook over Bigge Park.
- o Fitted out with 3 treatment rooms for sleep studies all with ensuite bathrooms. 3 consultancy rooms, reception and waiting area and staff kitchen, laundry, and W/C
- o Has a large balcony of 18.4 sqm on the eastern side of the suite.
- o With a large council carpark at the rear of the building allowing for permanent and visitor parking.
- o Total area 179 sqm.
- o Asking Price \$1,200,000 excluding GST
- o Outgoings per annum:
 - o Council \$6,616.24 nil GST
 - o Water \$93.72 nil GST
 - o Strata levies \$20,821.72 including GST

Price	\$1,200,000
Type	Office
Water	\$23.43 per quarter
Council	\$1,654.06 per quarter
Strata	\$5,250.43 per quarter
Web ID	1P0508



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