

# For Sale

Suite 13 256 Anson Street ORANGE

## CONSULTING ROOMS/OFFICE

Orange is the largest urban area in Central West New South Wales, population circa 42,500.

The diversified regional economy of Orange is centred on mining, health services and government administration.

## Location

Situated approximately 500 metres north of the CBD on the eastern side of Anson Street.

## Description

Excellent location close to CBD  
Modern well maintained strata complex  
Medical and Professional consultants suites  
Complex features visitor parking area, security access and tenant directory board  
Suite has reverse cycle air-conditioning & amenities  
Well maintained and presented strata unit in good condition  
Vacant possession

Amenities:	Unisex
Ceiling:	Plasterboard
Lighting:	Fluorescent
Alarm System:	No
Air Conditioning:	Yes
Data Cabling:	Yes

## Site Details

<b>Title:</b>	Strata Title
<b>Tenure:</b>	Available with vacant possession
<b>Land Area:</b>	79m <sup>2</sup>
<b>Building Area:</b>	65m <sup>2</sup>
<b>Zoning:</b>	B4 Mixed Use
<b>Price:</b>	\$297,500 + GST

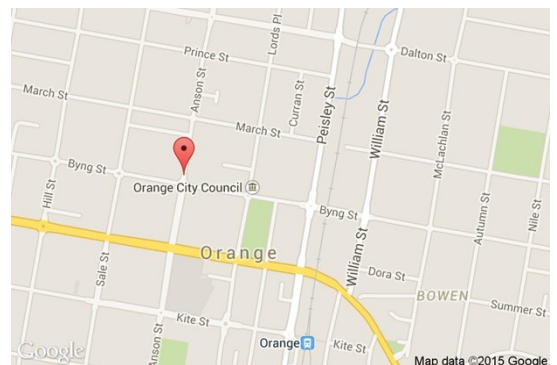
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