

# For Sale or Lease

272 Anson Street ORANGE

## ALLIED HEALTH / MEDICAL PRACTICE

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 550 meters north of the Orange CBD on the eastern side of Anson Street.

## Description

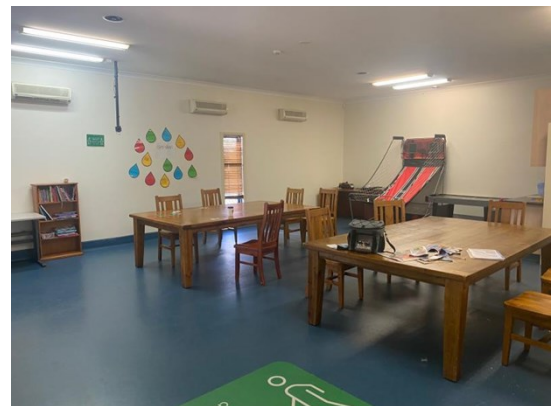
Excellent central location  
Existing building fitout originally to medical grade standard having been renovated and occupied as a medical imaging center.

Suit medical, allied health or community services (STCA).  
Disabled access & amenities  
Fully air-conditioned

Amenities: Separate Male & Female  
Ceiling: Plasterboard  
Lighting: Mixed Configuration  
Air Conditioning: Yes  
Data Cabling: Yes  
Alarm System: Yes  
Parking: On-site parking

## Site Details

**Title:** Freehold Title  
**Land Area:** 1,032 sqm  
**Building Area:** 515sqm  
**Zoning:** R1 General Residential  
**Sale Price:** \$1,750,000 + GST  
**Lease Price:** \$252/sqm pa + GST



**BENCHMARK**  
COMMERCIAL

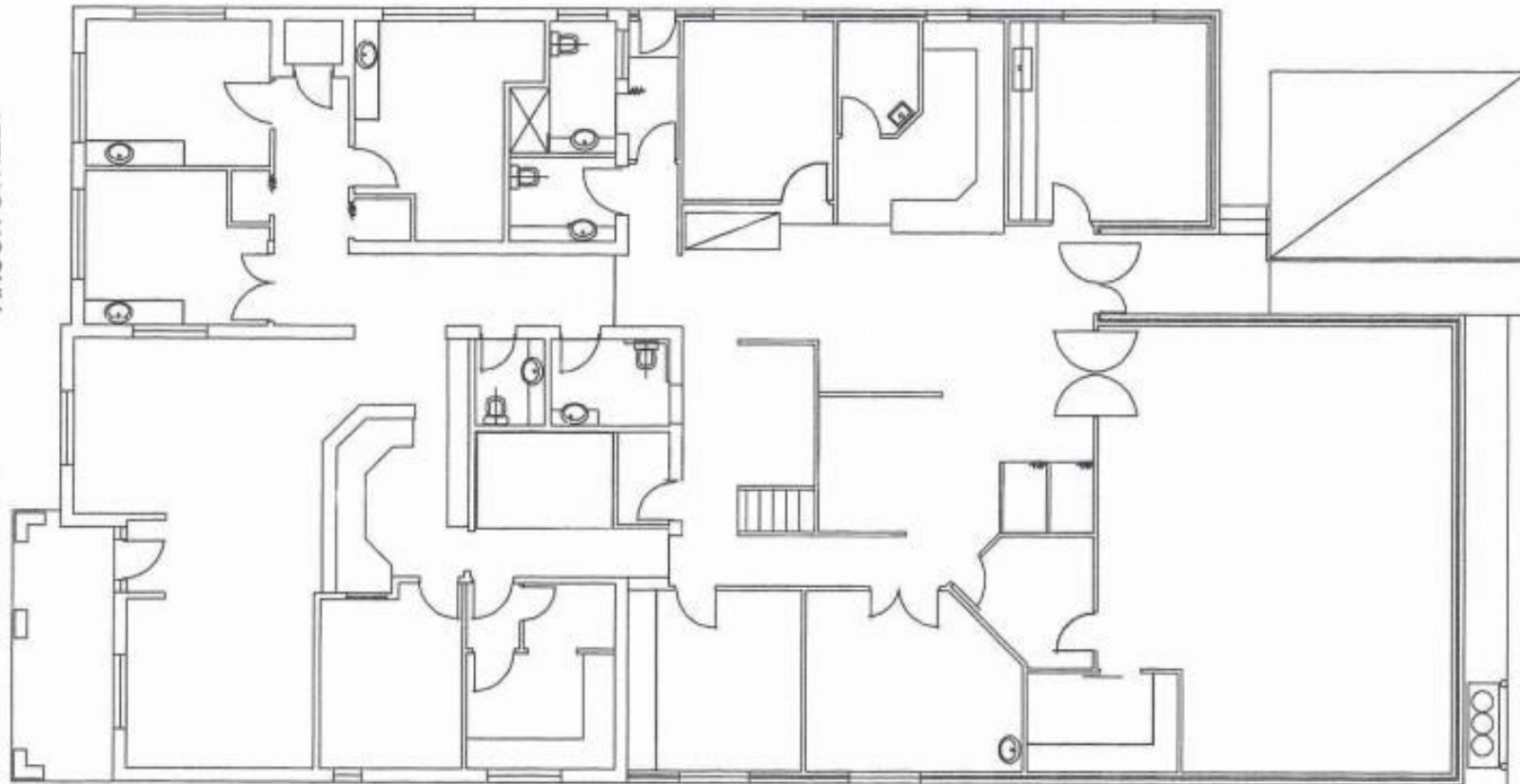
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**Email:** sales@bmpa.com.au  
**Web:** www.bmpa.com.au

BOUNDARY 50.3m

**GROUND FLOOR**

ANSON STREET



Car parking at rear

BOUNDARY 50.3m

FLOOR AREA 455m<sup>2</sup> approx  
(excl porch & patios &  
60m<sup>2</sup> approx upstairs)