

For Sale

171 Edward Street ORANGE

MEDICAL/ALLIED HEALTH CONSULTING ROOMS

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

Located approximately 650 metres south east of the Orange CBD on the western side of Edward Street in close proximity to the Kite Street East business/office precinct.

Description

Following a doctors retirement, a 25% share in the real estate in these purpose built medical consulting rooms is now available for sale.

This beautiful circa 1894 building has been completely renovated and extended to provide functional, modern medical / allied health consulting rooms.

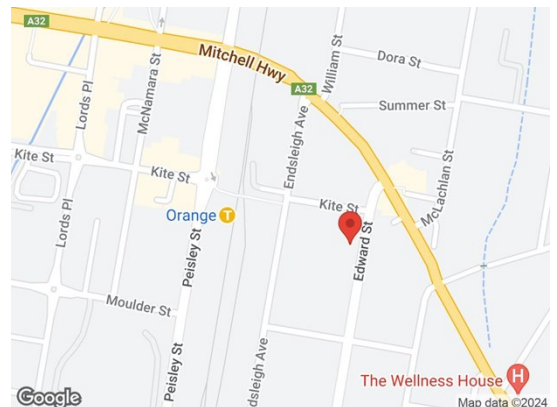
4 consulting rooms and 4 consultants private offices
Practice managers office
Reception, waiting room & administration area
Staff lunch room & outdoor terrace
Accessible and ambulant toilet facilities and shower
11 on-site car parking spaces

Price is for a 25% share

Amenities:	Separate Male & Female
Ceiling:	Plasterboard
Lighting:	Mixed Configuration
Alarm System:	Yes
Air Conditioning:	Yes
Data Cabling:	Yes

Site Details

Title:	Freehold Title
Tenure:	Available with vacant possession
Land Area:	1,472m ²
Building Area:	452m ²



BENCHMARK
COMMERCIAL

194B Lords Place, Orange NSW 2800

Telephone: (02) 63 62 5988
Email: sales@bmpa.com.au
Web: www.bmpa.com.au

Zoning: R1 General Residential

Price: \$587,500 + GST

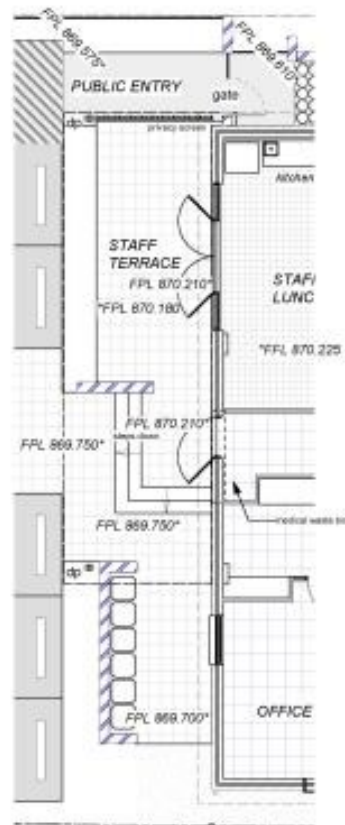
For more information please contact

David Hall

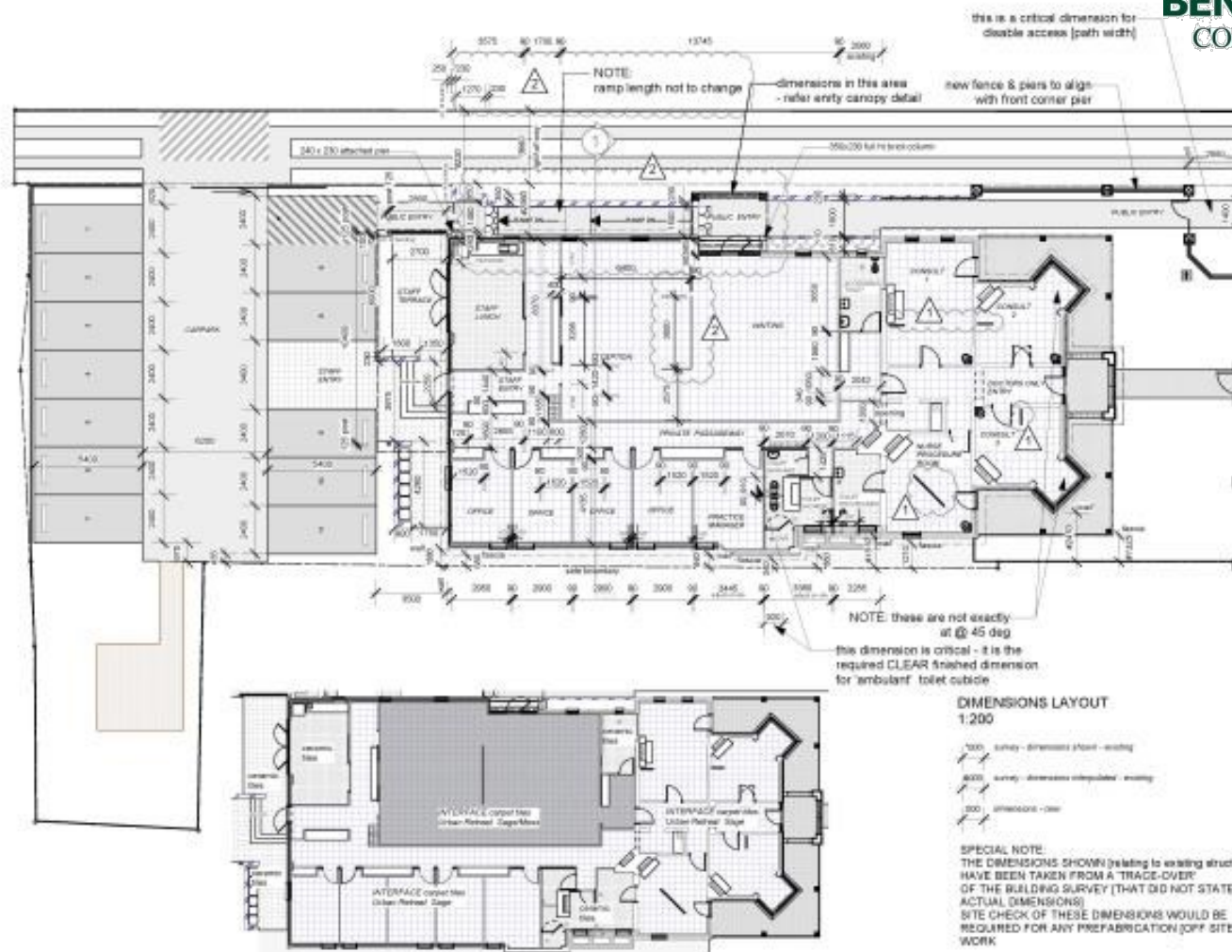
0429 656 101

Nigel Staniforth

0401 279 795



REAR PORTION OF BUILDING
1:100



FLOOR FINISHES
1:250

DIMENSIONS LAYOUT
1:200

- 1000 survey - dimensions shown - existing
- 8000 survey - dimensions indicated - existing
- 200 dimensions - new

SPECIAL NOTE
THE DIMENSIONS SHOWN (relating to existing structure) HAVE BEEN TAKEN FROM A 'TRACE-OVER' OF THE BUILDING SURVEY (THAT DID NOT STATE ACTUAL DIMENSIONS).
SITE CHECK OF THESE DIMENSIONS WOULD BE REQUIRED FOR ANY PREFABRICATION (OFF SITE) WORK.

No.	Date	REVISION
1	01/11/12	Issue
2	12/01/13	Issue
3	21/01/13	Issue



Consultants
Notes

1. All dimensions to be taken in preference to those shown.
2. Verify ALL dimensions & information at the site BEFORE making any drawings or having any materials pre-cut or pre-fabricated.
3. If the copy of this drawing is a PDF file or printed from a PDF file, then the scale (as shown) may not be fully accurate.

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Client :
Whitlow Pty Ltd

Drawn By : GG
Checked By :
CAD File: 120101.dwg
PROJECT No: 120101

Project:
Proposed Health Consulting Rooms

Address:
171 Edward St
ORANGE
Drawing Title:
Project Dimensions + Rear Portion
Building + Floor finishes

Drawing No: WD03 E-3
Scale: 1:100/1:200/1:250 at A3
ORIGINAL DRAWING AT A3 SIZE