



The site boasts ample tenant and visitor car parking, with a hospital grade lift installed alongside an ambulance parking bay.

Medical centre in health district hub

WAGGA Wagga Specialist Medical Centre, located in the heart of the city's health district, is being offered for sale by Webster Nolan Real Estate.

This high-profile commercial property is a stand-alone building, and has a history of an excellent tenant base and rental return.

With a prime main road location, the centre enjoys excellent road frontage and exposure, situated at 323 & 325-327 Edward Street, Sturt Highway. Centrally located in the heart of the revised Wagga Wagga LEP Health

and Knowledge Precinct, the building is close to the two major hospitals. It also has easy access to the airport and CBD.

The centre is a purposefully converted building, offering quality office suites for medical professionals sized at about 4,379m².

The net annual rental income is approximately \$750,368.33, and there is potential for future building expansion. The site boasts ample tenant and visitor car parking, with a hospital grade lift installed alongside an ambulance parking bay.



Centrally located in the heart of the revised Wagga Wagga LEP Health and Knowledge Precinct, the building is close to the two major hospitals. Pictures supplied.

Wagga Wagga – Major NSW Inland City - Riverina NSW

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“Wagga Wagga Specialist Medical Centre” Approx. 4,379m²



High profile commercial property – Stand alone building – excellent tenant base and rental return
Prime main road location – Edward Street (Sturt Highway)

- Purposefully converted building – quality office suites for medical professionals.
- Centrally located in the heart of the revised Wagga Wagga LEP Health and Knowledge Precinct and in close proximity to Wagga Wagga's two major hospitals.
- Approx. net annual rental income \$750,368.33.
- Ample tenant and visitor car parking. Site area approx. 4,379m². Potential for future building expansion.
- Hospital grade lift installed – ambulance parking bay.
- Easy access to airport and CBD.

“Wagga Wagga Specialist Medical Centre” is a high profile commercial property located in a prime main road location.

Detailed Information Memorandum Available. Inspections strictly by appointment.

Auction: Tuesday 4th April 2023, auctionWORKS Rooms, Mezzanine Level, 50 Margaret Street, Sydney NSW 2000. Starting time 10.30 am.



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