



Sold

**22 Peel Street, Collingwood VIC**



# BOUTIQUE CLINIC - LEASED INVESTMENT

Are you looking for an investment opportunity in one of Melbourne's most sought-after suburbs? Look no further than this stunning boutique clinic leased to Lumea Aesthetics.

This property features:

- > A stunning boutique clinic fitout with terrazzo and stone tiling, a reception area, and three beautiful treatment rooms
- > Street frontage with large windows and natural light
- > Securely leased to Lumea Aesthetics for \$36,000 p.a. + GST + outgoings (not including Land Tax)
- > A brand new 5-year lease with two further options of 5 years each
- > Air-conditioning
- > One secure car space
- > BUILDING AREA: 53m2 (approx.)
- > A 7-star energy rating Oxford & Peel Building

This property is located at the base of the architecturally designed Oxford & Peel Building, a collaboration between Small Giants and Jackson Clements Burrows. It is only a short distance to the culinary and shopping delights of Smith Street, as well as public transport, parks, and schools.

Don't miss this rare opportunity to own a stunning boutique clinic in a prime location with an established tenant. Contact exclusive agents MIGLIC DEAN for further information or to arrange an inspection today.

|                                   |                                |
|-----------------------------------|--------------------------------|
| Contract type                     | Sale                           |
| Property Type                     | Medical/Consulting, Commercial |
| Price                             | SOLD                           |
| Katherine Dean<br>Owner Principal | 0437 254 462                   |