



**Sold**

**1/521 Toorak Rd, Toorak VIC**



## TOORAK MEDICAL - A HEALTHLY INVESTMENT

Miglic Dean is delighted to present to the market this securely-leased medical premises located in the prestigious Toorak Place in the heart of Toorak village.

- > Leased to Toorak Healthcare Pty Ltd trading as Elite Medical
- > Lease term of seven (7) years (commenced Nov 21) with two further terms of seven (7) years
- > Currently returning \$82,400 per annum + GST + outgoings
- > Fixed annual increases of 3% and market review at option(s)
- > Brand-new tenant fitout
- > Consultation rooms, waiting rooms & associated spaces
- > Excellent Toorak Place underground customer parking
- > Brilliant location serviced by Toorak Rd tram and Hawksburn station nearby
- > AREA: 189m2 (approx.)

Located In close proximity to Vicland Property Group's \$600M Commercial and Retail development (with ground floor anchor tenant Coles), this is super investment and one not to be missed.

For further information or to arrange an inspection contact exclusive agents Miglic Dean.

<b>Contract type</b>	Sale
<b>Property Type</b>	Medical/Consulting, Commercial
<b>Price</b>	UNDER OFFER
<b>Katherine Dean Owner Principal</b>	0437 254 462