



## FLEXIBLE CONSULTING SUITES



10 - 376sqm 

## 94 O'Shanassy Street, Sunbury

### CONTACT AGENT

Sunbury's leading Commercial specialists are excited to present this opportunity to secure prime consulting suites in such a tightly held area. This premises is set amongst prominent retailers including IGA, Augustus Gelatery, Aussie Disposals, Vics Food and Wine, Carpet Flooring Group and a myriad of thriving businesses.

Build up your client base within our community by utilising this established configuration within the building, which currently includes shared use of existing reception area with waiting room, and your option to take one or several consultation rooms with staff amenities ready to occupy.

Consulting Suites ranging from 12sqm up to a combination of 180 sqm, with the flexibility to suit your specific requirements and well suited to a range of allied health, medical or wellbeing & beauty services.

Key features include:

- Two-level, freestanding building with street frontage
- Shared reception area / waiting room

<b>Property ID:</b>	L22962643
<b>Property Type:</b>	Medical/Consulting
<b>Building / Floor Area:</b>	10 - 376

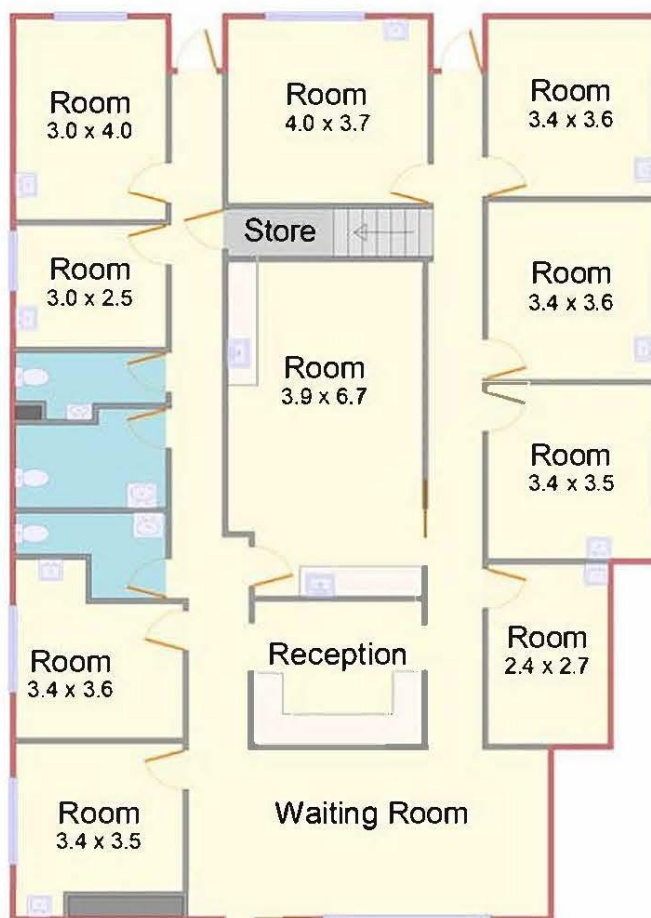
**Fawad Mastoi**  
0448 685 252  
fawad.mastoi@gisborne.rh.com.au

- Automatic front door access
- Ramp access upon entrance way
- Disabled bathroom(s)
- Large staff kitchen & break room
- Heating & cooling throughout
- Office & training suites
- Excellent staff and client amenities
- Option to include designated car space if required
- Ample customer/client car spaces with neighbouring parking lot
- Commercial 1 Zone

Call us to arrange an inspection today!



Disclaimer: Floor Plan measurements, fittings and appliances are approximate and are for illustrative purposes only. We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan or the working state of fittings or appliances. You or your advisors should conduct an independent investigation to determine to your satisfaction the suitability of the property for your space requirements and the functional state of fittings and appliances. This illustration is not suitable for building, renovation or submission to any building regulatory authority.



Gross internal area 376 sqm (approx.)

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