



Commercial 2017

**CAIRNS CITY**

**Suite 11, 193-197 Lake Street**

\$469,000.00 plus GST (If Applicable)

## PRIME MEDICAL SUITE IN CAIRNS SPECIALIST MEDICAL CENTRE

Offered to the market both for sale and for lease medical suite 11 is located on the first floor of the Cairns Specialist Medical Centre at 193-197 Lake Street and is conveniently directly opposite the Cairns Private Hospital and only 200 metres\* from the Cairns Base Hospital.

- > 128m<sup>2</sup>\* First Floor Prime Medical Suite
- > Directly Opposite the Cairns Private Hospital
- > Reception, Consulting Rooms and Kitchen Layout
- > Ready For Final Fit-out – Just Add Floor Coverings
- > Data and Phone Cabling Installed
- > Natural Light and Ventilation
- > New Energy Efficient Air-conditioning Units
- > Plenty On and Off-Street Parking
- > Within Cairns' Medical District
- > 200m\* from Cairns Base Hospital
- > Can Be Sub-divided
- > Also Available For Lease
- > Positioned within Established Medical Building
- > Suite 12 (170m<sup>2</sup>\*) Also Available For Sale and/or Lease

### PROPERTY DETAILS

Floor Area 128m<sup>2</sup>\*  
Lot 11 on SP292139

### AGENT DETAILS



**Stuart Carr**

P 07 4054 3888

M 0408 066 517

[stuart.carr@gocommercial.net.au](mailto:stuart.carr@gocommercial.net.au)

*\*Approximately*

*Disclaimer: In preparing this information Go Commercial (Cairns) has used its best efforts to ensure that the information contained is true and accurate, however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.*

The entire first floor has recently been completely gutted and refurbished with suites 11 and 12 the only two tenancies available in the building. The floor plan for both suites have been designed with the specialist medical practitioner in mind including a reception area, consulting rooms and a staff kitchen, so with all the hard work done including phone and data cabling, plumbing and floor drainage it's simply a choice of laying down your preferred floor coverings and opening the door for business.

Both suites enjoy a commanding elevated view, an abundance of natural light and natural ventilation as well as brand new energy efficient air-conditioning units that can be set to operate individual zones for further efficiencies. With Suite 11 at 128m<sup>2</sup>\* and Suite 12 at 170m<sup>2</sup>\* these generous sized suites could easily be sub-divided into smaller tenancies if required.

There's plenty of on and off-street parking and the centre features a pharmacy and the very popular Jam Drop café on the ground floor which both add to the list of ticked boxes for the other specialist medical tenants in the building and generates plenty of foot traffic from the many surrounding and complimentary allied health professionals nearby.

With flexible vendor terms including leasing with an option to purchase and vendor finance, now's the time to secure your position here at the Cairns Specialist Medical Centre.

These suites would make a great addition to your commercial property portfolio or the owner occupier using a self-managed super fund to make the purchase.

For more information, to arrange an inspection or to make an offer on Suite 11 at the Cairns Specialist Medical Centre, contact Stuart Carr on 0408 066 517 or [stuart.carr@gocommercial.net.au](mailto:stuart.carr@gocommercial.net.au) and find out why this opportunity makes good commercial sense.

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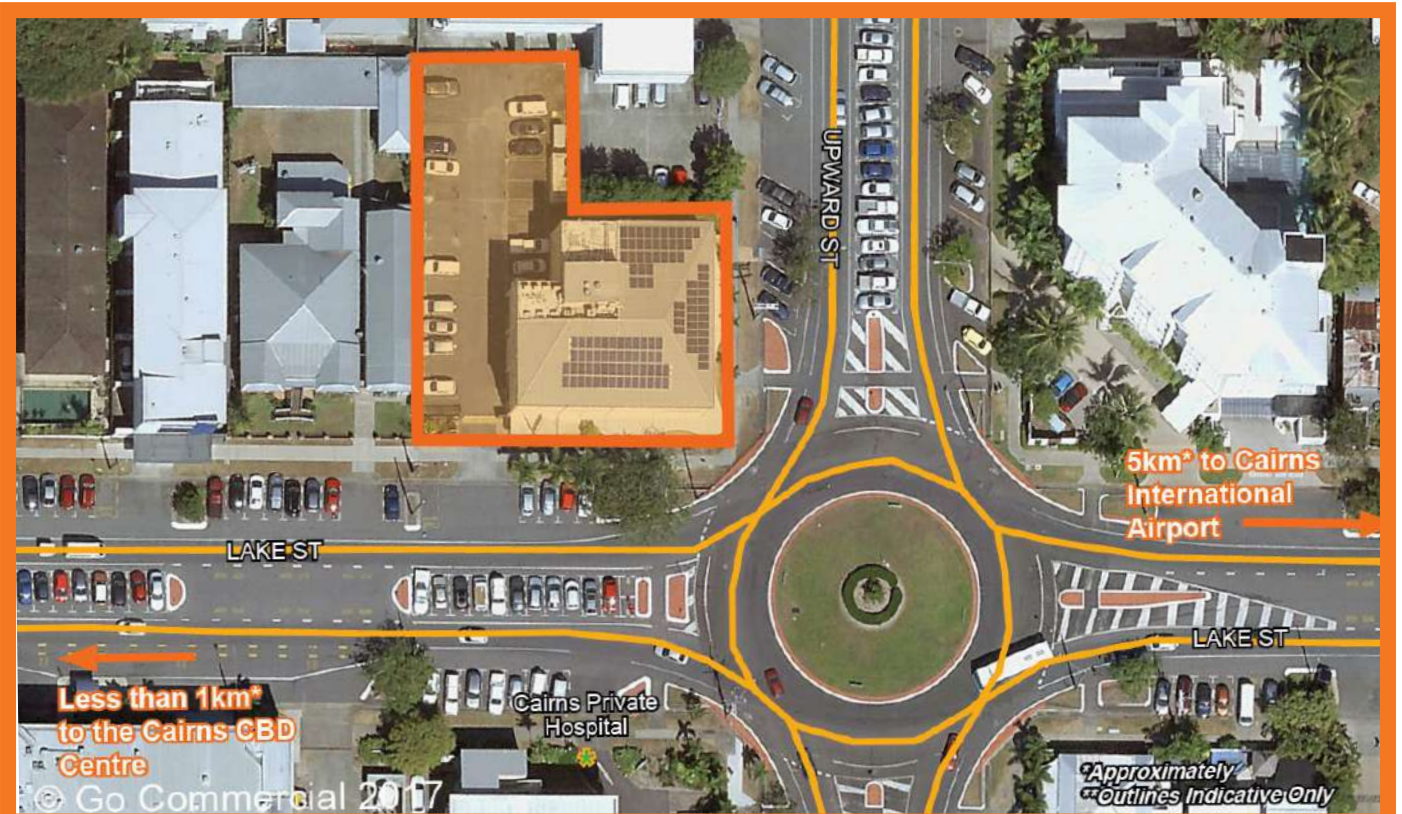






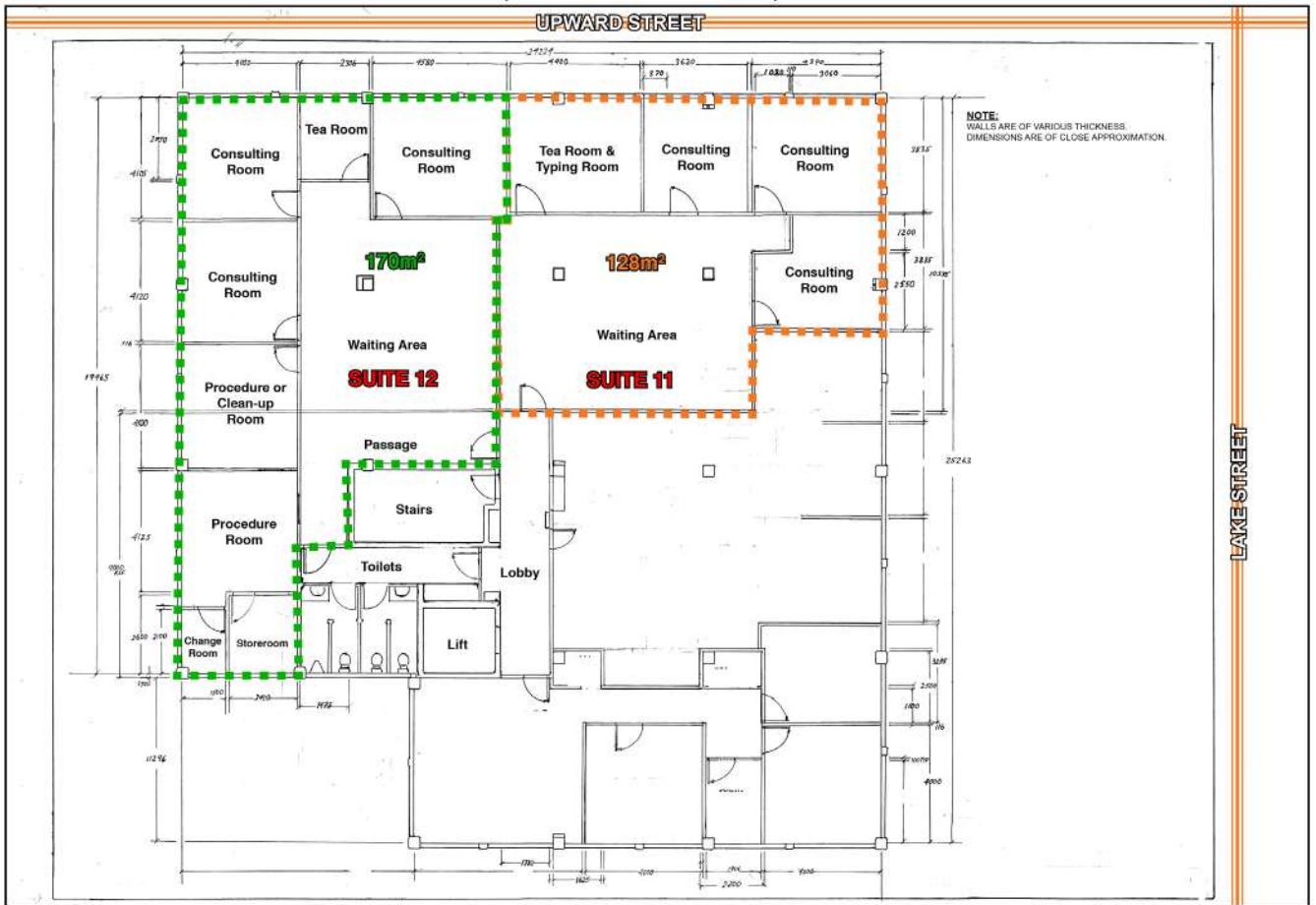




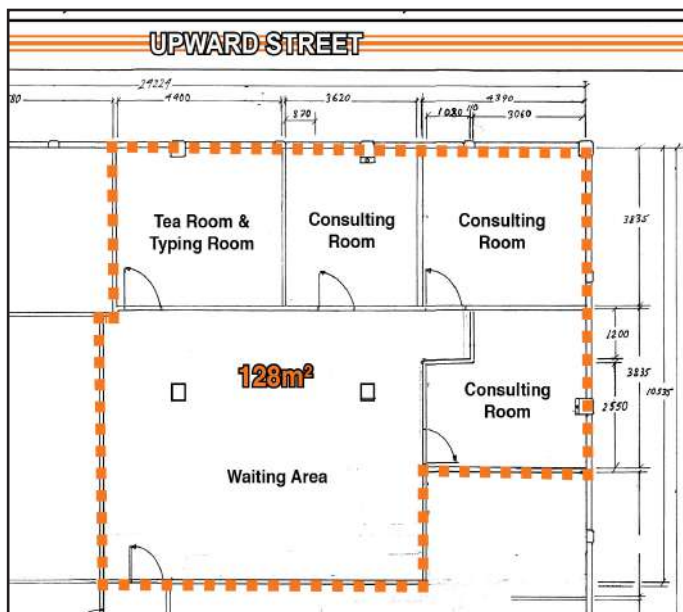




**FIRST FLOOR - FLOOR PLAN**  
**SUITES 11 & 12, 193-97 LAKE STREET, CAIRNS CITY**



**SUITE 11, 193-197 LAKE STREET, CAIRNS CITY**



Land Title Act 1994; Land Act 1994  
Form 21 Version 4

**SURVEY PLAN**

Sheet 1 of 2

**REINSTATEMENT REPORT**

Plans used - SP127306.

Datum - Structural elements of Lot 3 on SP127306.

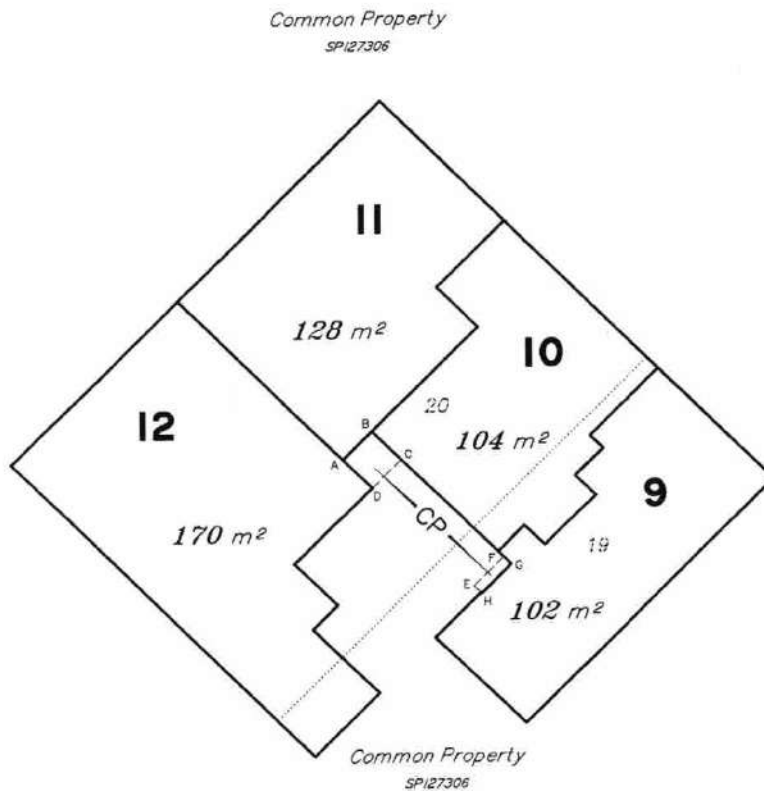
Survey agrees with structural elements shown on SP127306.

Area of Lot 3 to be added to  
Common Property on SP127306

(A-B-C-D-A) 4 m<sup>2</sup>

(E-F-G-H-E) 1 m<sup>2</sup>

(TOTAL) 5 m<sup>2</sup>




**BLDG A**  
**LEVEL B**  
Scale - 1:200

I, Garry Ernest Hopkins hereby certify that the land comprised in this plan was surveyed by me personally and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 08-11-2016.

*Garry Ernest Hopkins*  
Cadastral Surveyor

21.11.2016  
Date

10 10m 20m 30m State copyright reserved.	
<u>Plan of Lots 9-12 &amp; Common Property</u>	
<u>Cancelling Lot 3 on SP127306</u>	
LOCAL GOVERNMENT: Cairns Regional Council	LOCALITY: Cairns City
Meridian: Of SP127306	Survey Records: No
Scale: 1:200	Format: BUILDING
 <b>SP292139</b>	

# PROPERTY DETAILS

Suite 11, 193-197 Lake Street, Cairns City

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## OUTGOINGS

Current outgoings as follows:

<b>Rates (per annum)</b>	\$2,692.92
<b>Body Corporate (per annum)</b>	\$6,009.36
<b>TOTAL OUTGOINGS (per annum)</b>	<b>\$8,702.28</b>

*\*Note: Figures are indicative only.*

Get the agent with 

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