



69 Ruby St, Emerald



Dental/Medical Surgery with Separate Accommodation Building

Alan Cornick Real Estate proudly presents this exceptional freehold building located in a prime position near the heart of Emerald. This 501m² property, currently configured as a dental surgery, offers a versatile space. The internal walls are non-load bearing, providing flexibility for customisation to suit any business needs. Additionally, the property includes a comfortable well-presented self-contained unit at the rear.

It has Mixed-Use Zoning so is suitable for a variety of business types. It features a full concrete driveway and parking area (room for 3 cars on premises) plus ample street parking for clients. While it has excellent visibility and easy access from the main road, the property is enclosed by a security and privacy fence.

🚗 3 📏 501 m2

Price	\$950,000
Property Type	Commercial
Property ID	1168
Land Area	501 m2
Office Area	300 m2

Agent Details

Greg Kehl - 0438630870

Office Details

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109 Campbell St
Rockhampton City QLD 4700
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Investment Options include leasing out the professional rooms and accommodation for a healthy ROI or to utilise the space for your own professional and accommodation needs.

INTERIOR LAYOUT

Reception Area - Welcoming reception area with counter and IT room for server.

Waiting Room: Comfortable waiting area for clients.

Consultation Room: Private consultation room.

Dental Procedure Rooms: Three procedure rooms, two being fully equipped. (Equipment is not included in the sale, unless by negotiation.)

Certified X-Ray Room: Dedicated X-ray room, certified to industry standards.

Sterilization Room: Sterilizing room with hospital-grade flooring.

Kitchen/Staff Room: This also includes a storage area.

Facilities: Staff toilet and shower, as well as a client toilet.

Eco-Friendly: Solar hot water systems installed on both the professional building and unit.

Climate Control: Ducted air conditioning throughout the main building.

Surveillance: Equipped with security cameras for enhanced safety.

SELF-CONTAINED UNIT

Comfortable Living Space: A well-maintained 1-bedroom unit at the rear of the property.

Fully Equipped: Includes a kitchen, lounge area, walk-in cupboard, and bathroom/laundry.

Climate Controlled: Fully air-conditioned with its own small

courtyard and undercover car park.

Security Screens and solar hot water system

This property is an ideal investment for anyone looking to establish or expand their business in a prime location in Emerald plus have the luxury of on-site accommodation. Contact Greg Kehl 0438 630 870 at Alan Cornick Real Estate today to arrange a viewing.

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