







69 Ruby St, Emerald



One bedroom Unit with Dental/Medical Surgery Offices

Alan Cornick Real Estate proudly presents these exceptional freehold buildings located in a prime position on 501m² near the heart of Emerald. Consisting of a modern and private one bedroom unit situated at the back of the property and medical offices fronting Ruby Street, this is a wonderful opportunity for professionals wanting to establish themselves in Emerald. The medical offices have non-load bearing internal walls, providing flexibility for customisation to suit any business needs. Enjoy the convenience of having accommodation for travelling consultants/practitioners or use it as a home base with the clinic easily accessible. Investment options include leasing out the professional rooms and accommodation for a healthy ROI or to utilise the space for your own professional

 1  2  3  501 m²

Price	\$950,000
Property Type	Residential
Property ID	1169
Land Area	501 m ²
Floor Area	260 m ²

Agent Details

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and accommodation needs, or a combination of both.



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

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.

DENTAL SURGERY/ MEDICAL ROOMS 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.

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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