

# 69 Ruby St, Emerald, Qld 4720

## Unit For Sale

Thursday, 6 June 2024



69 Ruby St, Emerald, Qld 4720

**Bedrooms: 1**

**Bathrooms: 2**

**Parkings: 3**

**Area: 260 m2**

**Type: Unit**



Greg Kehl

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**\$950,000**

Alan Cornick Real Estate proudly presents these exceptional freehold buildings located in a prime position on 501m<sup>2</sup> 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 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. DISCLAIMER: Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property. Property Code: 1169