



2, 14 Hospital Rd, Emerald



## VARIOUS TENANCIES AVAILABLE 89SQM - 165SQM

Welcome to 14 Hospital Rd Emerald!

Situated in the Emerald CBD precinct this property is always highly sought after by retail and professional tenants as it is very conveniently located with 3 street frontage (Hospital Rd, Yamala St & Retro St) with ample on-site and street parking.

There are currently two tenancies available at this site:

**Shop 2 (89sqm)** - (previously Jenny Craig Weight Loss Centre) is up for grabs for the astute business owner looking for a modern fit out, multi-use tenancy in a high visibility location. This building has a great mix of tenants currently from a wellness centre, to a bakery, take away store & pool shop so it attracts a healthy volume of foot traffic.

**Shop 4 (165sqm)** - Currently a hair dressing salon however this larger tenancy really does have a lot of style about it from the polished concrete floors, barn doors and stylish fit out it could be used for retail purposes or fitted out to be funky office spaces. Internal kitchen and toilet it really needs to be seen to be fully appreciated.

Where both tenancies really stand out however is its high visibility facing Hospital Rd traffic but without the hassles of parking as it has 3 street frontage all with ample on street parking coupled with off street parking so clients do not experience the same frustration other CBD buildings do when trying to find a convenience car park.

The current fit out, which can be changed if needed, is very user friendly

16 1,303 m2

**Price** Modern Retail or Office  
Space High Exposure Site

**Property Type** Commercial

**Property ID** 11066

**Land Area** 1,303 m2

**Office Area** 89 m2

### AGENT DETAILS

Justen Tillman - 0412262325

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD,  
4556 Australia  
07 5445 6500



with a dedicated reception area, waiting room, multiple consulting rooms, storage and kitchenette but most importantly internal male and female disability friendly toilets which are rare to find in most CBD buildings.

Fully air-conditioned these tenancies is basically ready to move straight in and start trading so bound to be popular.

Phone Justen Tillman from Blue Moon TK Property Emerald on 0412 262325 for further information or a private inspection.

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