



## 372 Urana Rd, LAVINGTON 2641

*Convenient Profile Corner - Medical / Office*

### Premises:

**Area m<sup>2</sup>:** 240  
**Rent PA:** \$37,780  
**Outgoings:** N/A

### Contact:

**Corey Finlay**  
0422719736  
corey@awcommercial.com.au

### Scott Mann

0403014249  
scott@awcommercial.com.au

### Description:

Ideally suited to the Medical / Health professional or office occupier, with huge exposure to Urana Road and adjacent to The Urana Road Shopping Centre, this well presented premise offers the following features.

- Reception/Waiting Room
- Separate Offices
- Boardroom
- Quality Fixtures and Fittings
- Recently installed A/C units throughout
- Onsite Car-parking
- Area - 240 sqm (approx)
- Zoning - B4 Mixed Use

For more information or an inspection please call Corey Finlay 0422 719 736 or Scott Mann 0403 014 249.

[awcommercial.com.au](http://awcommercial.com.au)

Scott Mann 0403 014 249 | Corey Finlay 0422 719 736 | A Unit 3, 46 Elgin Bvd, Wodonga, VIC, 3690

IMPORTANT: The Information contained within this listing has been obtained from sources believed reliable. Notwithstanding, AW Commercial has not verified the information contained herein and makes no guarantee, warranty or representation (express or implied) about the information contained herein. Subject to any unexcludable legislative provisions and to the full extent permitted by law AW Commercial accepts no responsibility or liability (including in negligence) for the information contained herein. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. For terms of our Privacy policy please refer to the following website [www.awcommercial.com.au](http://www.awcommercial.com.au).

Property Code: 9