



87 Cox Street, HAMILTON, VIC 3300

PRIME COMMERCIAL SITE – DEVELOP OR OCCUPY

Positioned in one of Hamilton's most active commercial corridors, 87 Cox Street presents a compelling opportunity to secure a substantial 1,230m² Commercial 1 zoned site with exceptional exposure and wide-ranging future potential.

Previously operating as a veterinary clinic, the property provides a functional and adaptable layout suited to a variety of uses such as medical, consulting, or service-based businesses, while offering flexibility for future reconfiguration. However, the true value lies in the site's location, offering scope for redevelopment, accommodation-based projects, or alternative commercial ventures (STCA) in a high-demand, centrally located precinct.

The current building features a welcoming, light-filled reception and waiting area, highlighted by a pitched ceiling, high-set windows and reverse cycle air conditioning, four consult rooms (two with air conditioning), a spacious office complete with built-in desks and air conditioning, and a functional kitchen/tea room featuring excellent natural light and direct access to the side laneway. Additional inclusions such as a wet/wash room, external amenities, undercover rear area, and ample on-site parking for staff and clients alike.

A key highlight of this property is its position within a recently revitalised streetscape. Cox Street has undergone a significant upgrade, now showcasing modern landscaping, established planting, and an overall polished presentation that enhances both visual

TYPE: For Sale
INTERNET ID: 300P194570

SALE DETAILS
\$650,000

CONTACT DETAILS

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appeal and accessibility. This investment into the surrounding infrastructure strengthens the long-term attractiveness of the location for businesses, customers and future development.

Surrounded by national retailers, service stations, fast food outlets and essential services, and located within close proximity to the hospital, medical precinct and shopping hub, the property benefits from consistent high traffic flow and strong local activity.

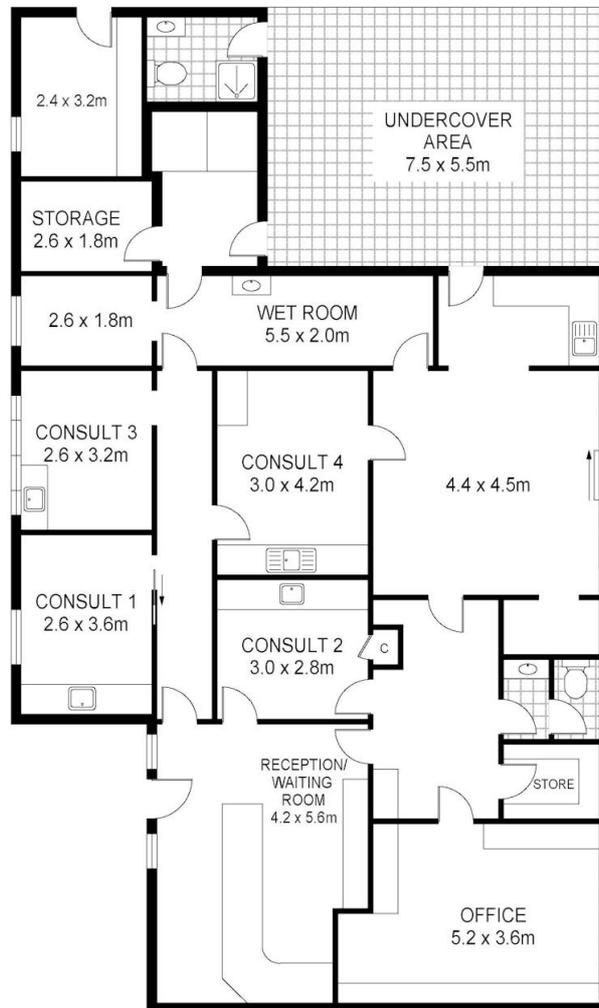
Key Features:

- Commercial 1 Zoning on approx. 1,230m²
- Flexible layout suited to medical, consulting or office use
- Reception/waiting area with natural light and pitched ceiling
- Four consult rooms plus large office
- Multiple split system air conditioning units
- Kitchen/tea room with laneway access
- Wet/wash room + external amenities
- Undercover rear area and ample on-site parking
- High exposure location with strong traffic flow
- Close to hospital, medical services and retail precinct
- Recently upgraded and landscaped streetscape
 - Land Area 1,230.00 square metre
 - Commercial Type:
 - Building Area: 183.00 square metres









Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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