



173 Grahams Bridge Road, HORSHAM, VIC 3400

A Landmark Community Facility Ready For Its Next Chapter

Positioned on the edge of Horsham, this large scale property presents a rare opportunity to secure one of the region's most recognisable community and institutional facilities. For decades, this location operated as a respected day program site with supported services, providing a professional environment focused on education, training, wellbeing and community engagement.

Offering a total lettable building area of approximately 1,193m², the property comprises two separate buildings that can accommodate a wide range of uses, including disability and community services, health and wellbeing providers, training organisations, education facilities, rehabilitation programs, government services, administrative operations, childcare, not-for-profit organisations, workforce development centres and allied health operators.

Building 1 - Main Facility (Approx. 1,014m²)

- Extensive activity and program spaces that are throughout the large U shaped building, with large and small rooms offered on each wing
- Multiple offices, meeting rooms and support rooms throughout

TYPE: For Lease

INTERNET ID: 300P199682

RENTAL DETAILS

Rent / Lease:

[Contact Agent](#)

CONTACT DETAILS

Horsham
87 Stawell Road
Horsham, VIC
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Bronson Young
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- Commercial-style processing and multipurpose areas, along with an outside undercover area in the middle of the U shaped building
- 2 separate Kitchens, large number of bathrooms, changerooms, and toilets throughout both wings of the building and near the pool room.
- Indoor swimming pool (requires some maintenance, active restoration is ongoing).
- Flexible layout suitable for large-scale operations, with high roof lines and natural sun lit rooms. Roller and Venetian Blinds throughout.

Building 2 â## Sandstone Front Administration & Training Building (Approx. 179mÂ²)

- Reception and foyer area
- Offices and consulting rooms
- Training and meeting spaces
- Staff amenities, commercial wet area flooring and forklift access to the rear of the property, via roller door where cool rooms were once used
- Ideal standalone administration or client services hub ready for any industry that can be fitted out for a range of purposes.

Overall Property Highlights

- Total building area: Approx. 1,193mÂ²
- Two separate buildings included in the lease
- Ample on-site parking with vehicle and Truck access, including a undercover carpark at the main building
- Established institutional/community-service setting
- Located only minutes from Horsham CBD
- Flexible floorplans suitable for a variety of commercial and community uses
- Significant existing infrastructure ready for occupation, with all plumbing and electrical upgrades completed.

Properties offering this scale, flexibility and history rarely become available. Whether you are expanding an existing operation or establishing a new regional service hub, 173 Grahams Bridge Road provides an exceptional opportunity to create a lasting presence in the Wimmera.

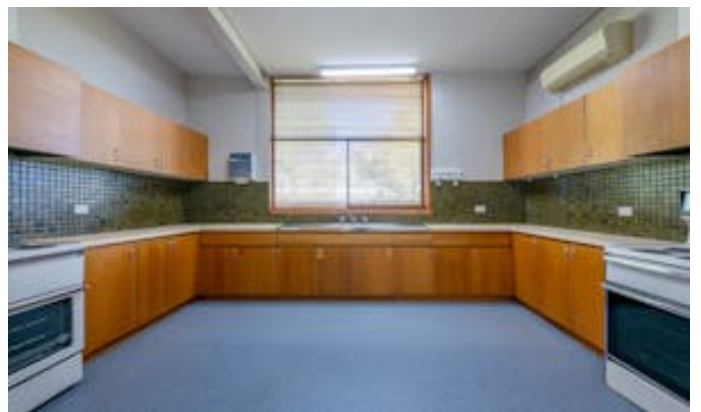
For further information or to arrange an inspection, contact Bronson Young on 0428251075 at Elders Real Estate Horsham.

- Commercial Type:

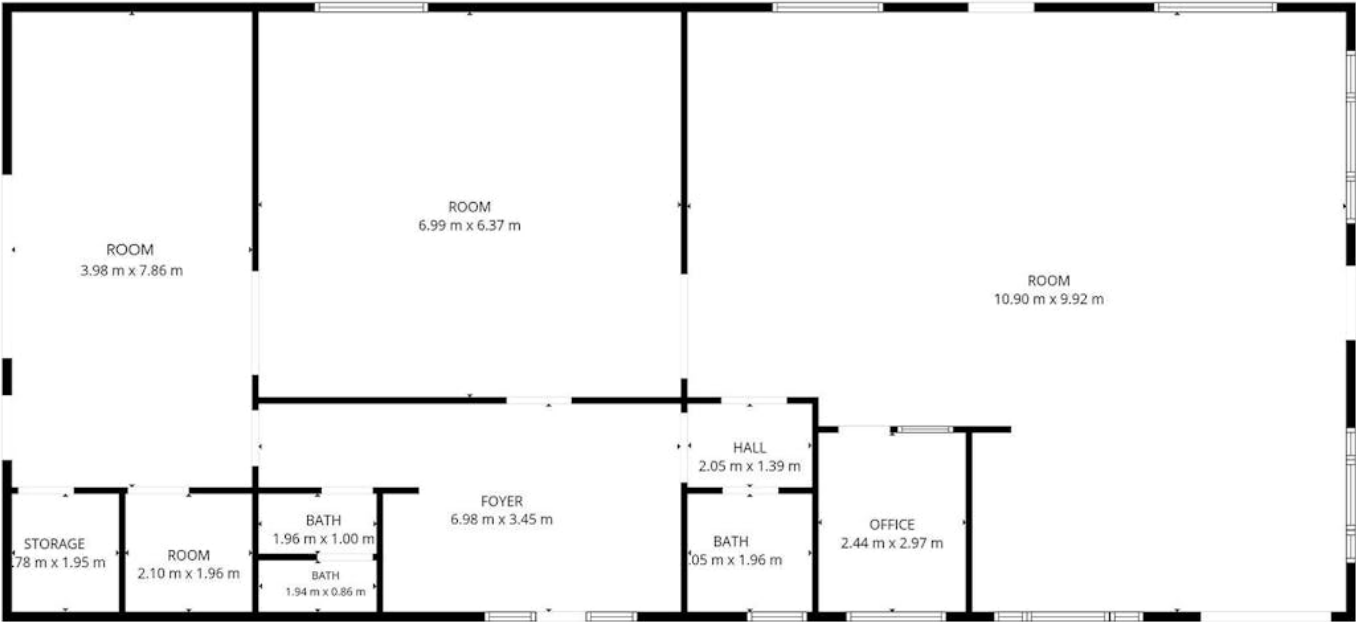


A photograph of a modern office interior. The room features large glass windows on the left side, providing a view of the outdoors. The walls are painted a light blue color, and the floor is made of polished wood. A yellow storage unit is visible on the right wall, and a wooden door is open in the background. The ceiling has recessed lighting.









TOTAL: 179 m2
1st floor: 179 m2
EXCLUDED AREAS: STORAGE: 4 m2, ROOM: 4 m2, GARAGE: 31 m2,
WALLS: 11 m2

FLOOR PLAN CREATED BY CURVICA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



TOTAL: 1014 m2
1st floor: 1014 m2
EXCLUDED AREAS: STORAGE: 11 m2, 3-CAR GARAGE: 111 m2, COVERED PATIO: 21 m2,
WALLS: 50 m2

FLOOR PLAN CREATED BY CUBICADA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.