



MEDICAL CENTRE



**292 ANZAC AVENUE
KIPPA-RING QLD**

Information Memorandum

EXECUTIVE SUMMARY

PROPERTY ADDRESS	292 Anzac Avenue, Kippa-Ring QLD 4021
PROPERTY DESCRIPTION	Lot 11 on RP 65649
PARISH	Redcliffe
COUNTY	Stanley
LOCAL AUTHORITY	Moreton Bay Regional Council
LOCAL ZONING	Retail Core
TENANCY AREAS	110sqm – 344sqm
SITE AREA	809sqm
CAR PARKING	Underground for up to 23 cars
LEASING PROCESS	For Lease via Keymax Property Group

FOR MORE INFORMATION
ON THIS PROPERTY, OR TO
ARRANGE AN INSPECTION
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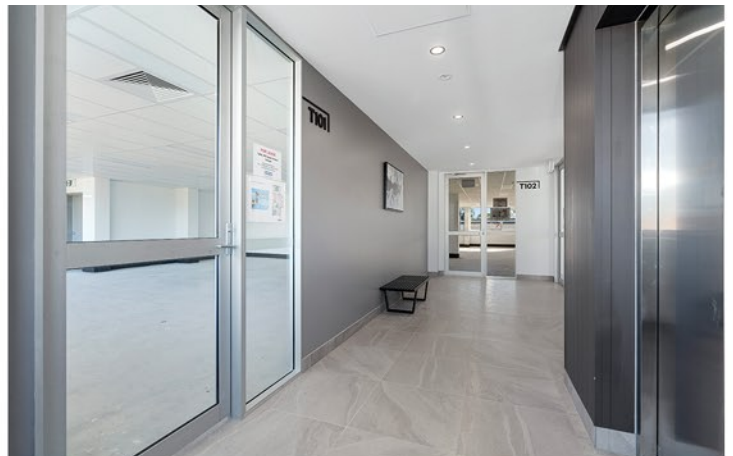
INTRODUCTION

**Keymax Property Group is pleased to offer
Level 1 of 292 ANZAC AVE, KIPPA-RING now for lease.**

292 Anzac Avenue is a stand-alone private medical centre newly opened in June 2019. With I-Med Radiology Network, one of Australia's largest medical imaging groups, operating on Ground Level, the centre offers a fantastic opportunity for a medical business to establish themselves in this growing area with 2 hospitals only a short distance away.

The newly refurbished medical centre provides a modern, professional image for your business and ensures comfortability and ease for patients.

Providing excellent exposure with onsite signage and street frontage to busy Anzac Avenue, the centre is located directly adjoining 2 major shopping centres and offers great accessibility with Kippa-Ring Train Station and bus network close by.

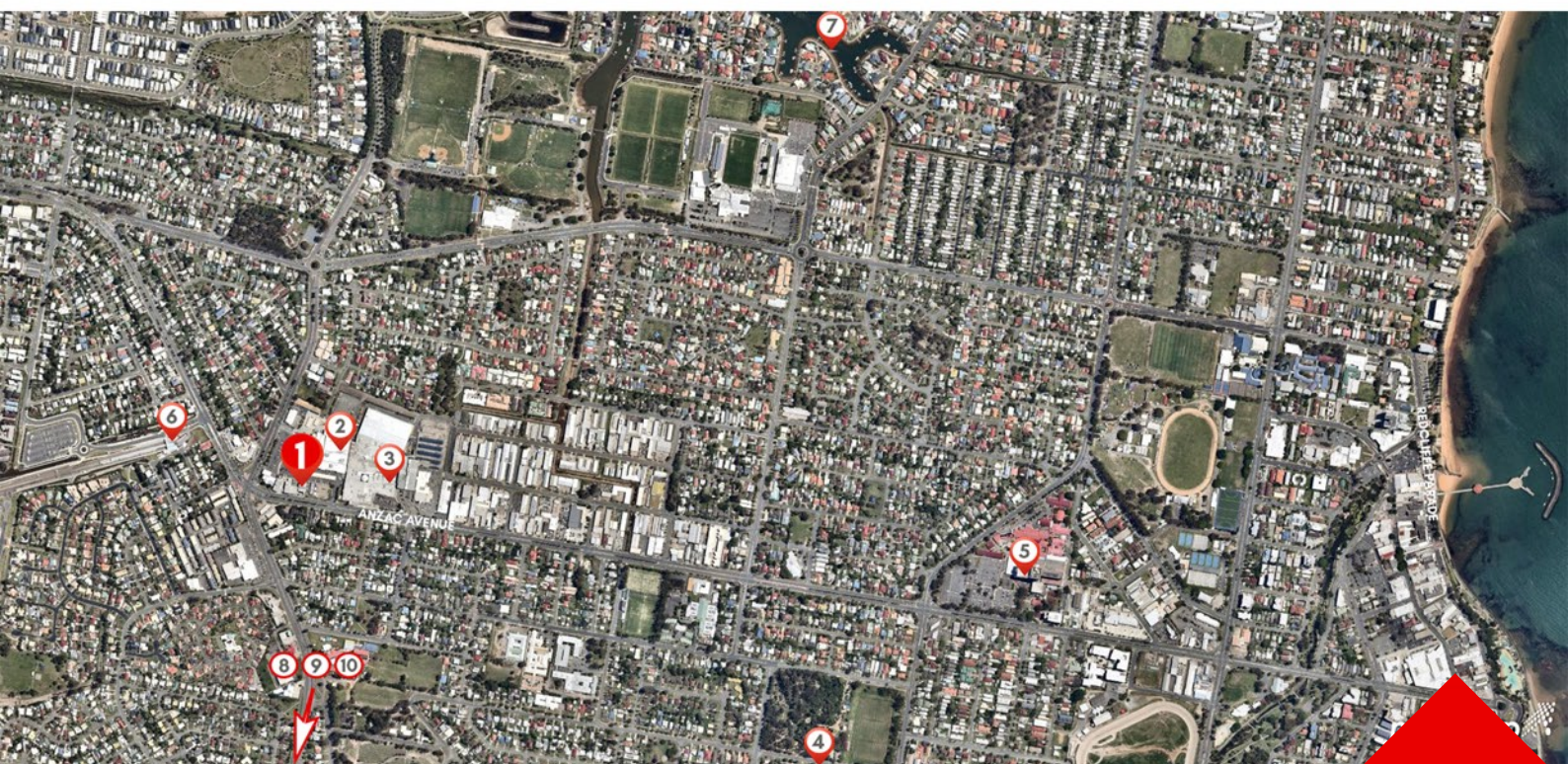


LOCATION

292 Anzac Ave is ideally located in the heart of Kippa-Ring to easily service clients in the Moreton Bay Region on Brisbane's north side.

27km's from the Brisbane CBD, Kippa-Ring is the commercial, retail & financial centre for the Redcliffe peninsular located within the Moreton Bay Region.

The Moreton Bay Region is a key growth corridor north of Brisbane, and is one of the fastest growing urban areas in Australia. According to the Australian Bureau of Statistics, the area has the third largest population of any local government in Australia with 448,118 residents as of 2017, and it is estimated that the population will grow to more than 500,000 in the coming years.

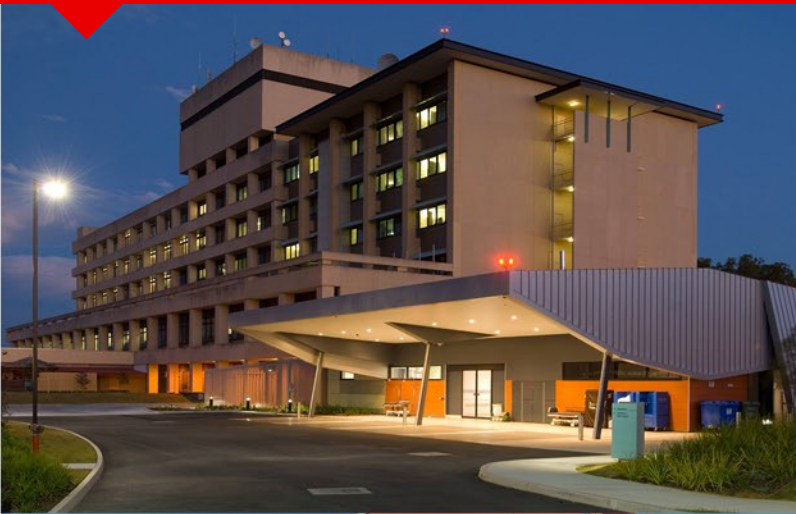


- 1 • **292 Anzac Ave Medical Centre**
- 2 • Kippa-Ring Shopping Centre - 190m
- 3 • Peninsula Fair Shopping Centre - 250m
- 4 • Peninsula Private Hospital - 1km
- 5 • Redcliffe Public Hospital - 2km

- 6 • Kippa-Ring Train Station - 700m
- 7 • Newport Marina - 2km
- 8 • Bruce Highway - 14km
- 9 • Brisbane CBD - 32km
- 10 • Brisbane Airport - 29km



REDCLIFFE PUBLIC HOSPITAL



PENINSULA PRIVATE HOSPITAL



NEARBY TRAIN STATION & SHOPPING CENTRES



The medical centre is primarily positioned to provide services to people living & working in the Redcliffe Peninsula & surrounding areas, such as Kippa-Ring, Margate, Scarborough, Rothwell, Newport, Clontarf & Woody Point.

This bridges a gap for these suburbs, allowing patients in the area to receive much-needed medical services close to home or work instead of having to travel closer to the CBD.

Only a short distance from the region's 2 major hospitals, the Redcliffe Public Hospital and Peninsula Private Hospital, the centre is conveniently located to provide ancillary services for patients in the area.

The building also adjoins Kippa-Ring Shopping Centre & Peninsula Fair Shopping Centre, which leads to an easy-to-find location, as well as the benefit to patients & staff of having these major shopping retailers & specialty stores right next door.

Public transport services including the Kippa-Ring Train Station are within walking distance for ease of access.



FLOORPLANS

FOR LEASE

Level 1 at 292 Anzac Avenue, Kippa-Ring presents an opportunity for one tenant to lease the whole upper level...

OPTION 1 Total Area: 344m²



**FLEXIBLE
FIT OUT OPTIONS**

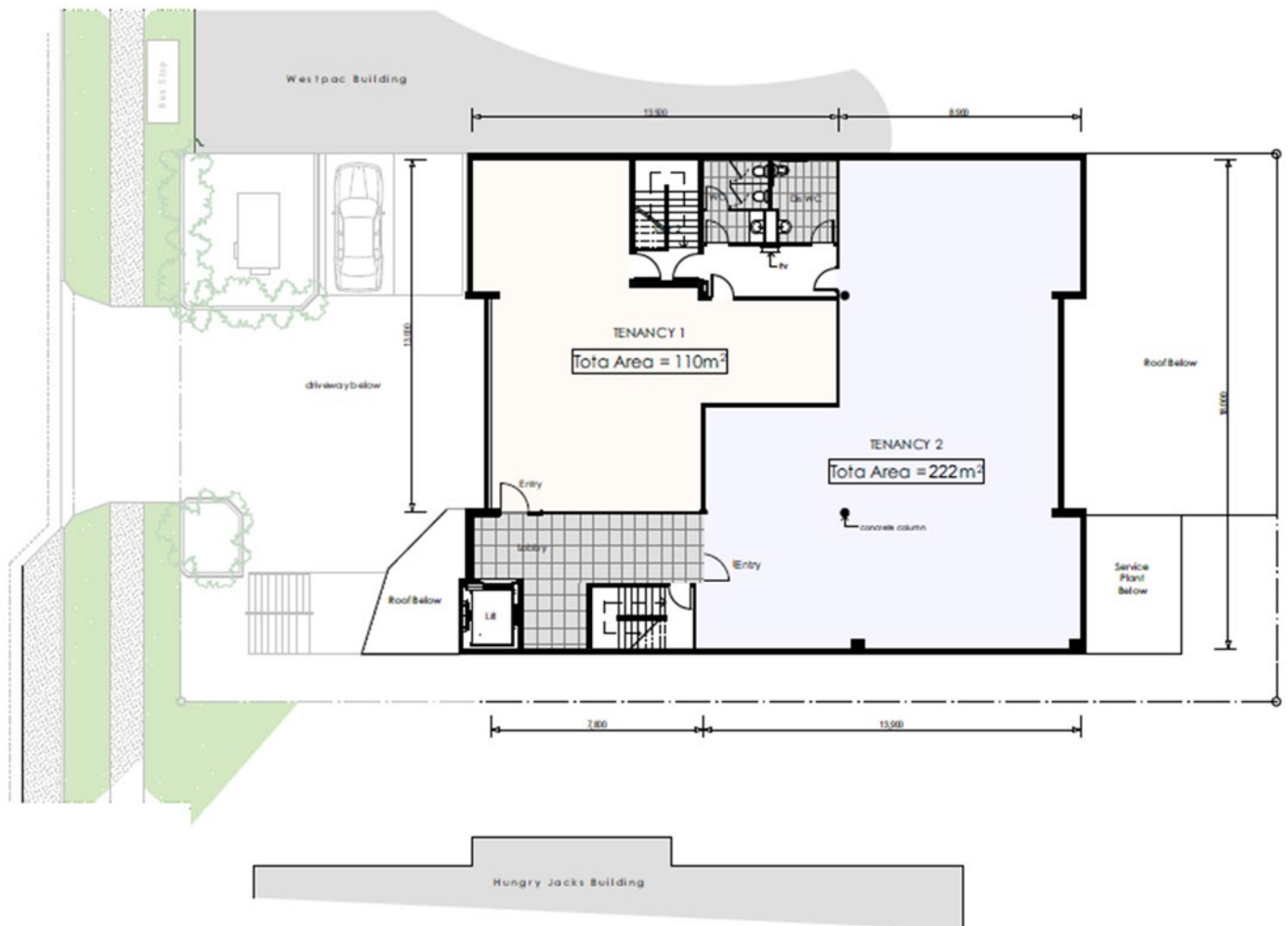
**MODERN,
FUNCTIONAL SPACES
& FIT OUTS**

**LIFT ACCESS
WITH LOBBY TO
TENANCY AREAS**



...or for it to be split into 2 separate tenancies.

OPTION 2
Area 1: 110m²
Area 2: 222m²



**For more information
 please contact:**

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