

# amir prestige



## 13 Beryl Street TWEED HEADS NSW

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Amir prestige is proud to present this rare opportunity to acquire a fully approved medical centre with outstanding redevelopment upside. Located in the heart of Tweed heads, this two level freehold property is perfect for the savvy owner occupier or the astute investor.

**Building Size** : 144 sqm  
**Land Size** : 594 sqm  
**View** : <https://www.amirprestige.com.au/sale/nsw/northern-rivers/tweed-heads/commercial/healthcare/7260944>

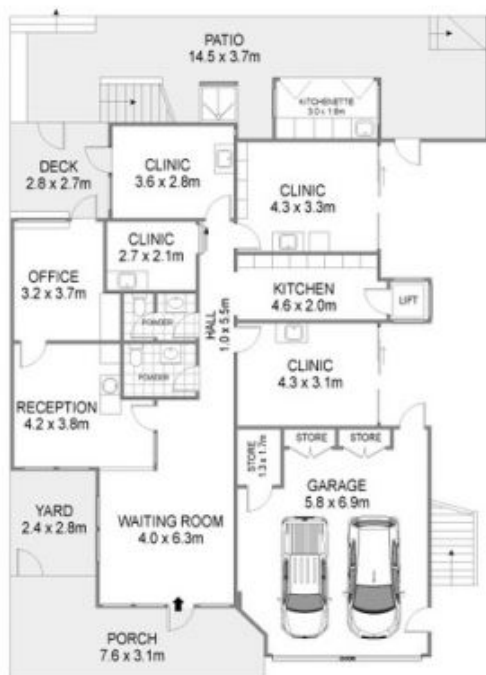
Features include:

- Land area 594sqm\*
- Building area 345sqm\* over 2 levels
- Commercial Core B3 zoning
- Excellent development upside with 49.5m height limit
- Council approved for medical use
- Professional high grade fit out incorporating: consulting rooms, surgery rooms, offices, reception and waiting area
- Disabled access and disabled toilets
- 8 onsite parking spaces allocated



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<https://www.amirprestige.com.au>



GROUND FLOOR



FIRST FLOOR



SITE PLAN

Internal: 341 sqm  
External: 80 sqm  
Land Size: 596 sqm



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PROPERTY AGENTS

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.