

# Allied Health Clinic Fitout Business Opportunity for Sale Coolaroo Melbourne



## For Sale

Location: **Melbourne**

Asking: **\$65,000**

Type: **New Opportunities / Health/Beauty**

### Allied Health Clinic Fitout and Lease in Prime Coolaroo VIC Location

Step straight into a fully fitted, ready-to-operate allied health clinic without the headaches of design, approvals, and build costs. Originally costing \$130,000, this premium fitout is available for just \$65,000. The current tenant is relocating to a larger space, creating a rare opportunity for the right operator to take over both the fitout and lease in Coolaroo's thriving medical hub.

#### Key Features:

- Modern allied health clinic no setup required
- Fully fitted reception with premium stone front desk
- 3 treatment rooms with custom cabinetry & stone benchtops
- Split-system heating/cooling in every room
- Security system with cameras + swipe access
- Dual entry (front & rear), 24/7 building access
- Prime signage on Pascoe Vale Rd (45,000+ cars daily)
- Fantastic walk-in traffic currently generating a few hundred walk-ins per month
- Next door to Derrimut Gym with 5,000+ members using the gym daily
- Surrounded by medical, dental, imaging, pathology, beauty & allied health services

#### Lease Details:

- Current Rent: \$2,731 + outgoings p/m
- Lease to Oct 2026 with 5x5-year options
- Landlord approval & standard checks apply

#### Why This Opportunity?

### Contact:

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Business Brokers Network  
Australia  
Broker Ref: 24738



Save big on fitout costs, secure a prime healthcare location, and open doors immediately. With consistent walk-ins from the busy precinct and excellent exposure, this is an ideal setup for psychologists, speech pathologists, dietitians, naturopaths, or beauty/laser clinics etc.

Asking Price: \$65k (offers will be considered)

Enquire now for location address, photos and walkthrough video.

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