



## For Sale

Location: **Sydney**  
Asking: **\$75,000**  
Type: **Health/Beauty**

### Medical Centre with Accreditation and Strong Growth Potential in Penrith

Established medical practice operating since 2011, offering an excellent opportunity for a medical operator, healthcare group, investor or practitioner to acquire a fully fitted clinic in a well-established Western Sydney location.

With the current doctor retiring, the practice provides immediate operational capability along with significant upside for a new owner to expand services, increase practitioner coverage, and improve utilisation.

The clinic is fully equipped and operational, allowing an incoming owner to avoid the substantial setup costs and delays associated with establishing a new medical practice.

#### Key Features:

Established medical practice operating since 2011

AGPAL accredited practice

Bulk billing clinic with existing patient base

Fully fitted with 3 consulting rooms

Spacious reception and waiting area

Treatment/storage room plus bathroom facilities

Large upstairs area currently used as storage with potential for additional consulting rooms or allied health suites

Easy street-front access with nearby parking

Reception staff willing to remain

Currently operating with one doctor on limited appointment-only hours

Uses Pracsoft practice management software and Medical Director patient records system

Significant Growth Potential

### Contact:

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Business Brokers Network  
Australia  
Broker Ref: 25845



The practice previously serviced a patient database of more than 4,000 patients, providing a strong platform for future growth and expanded service offerings.

Opportunities exist to introduce:

Additional GPs

Allied health services

Pathology

Physiotherapy

Podiatry

Psychology and counselling services

There are currently no allied health agreements in place, giving an incoming operator flexibility to introduce additional healthcare services and revenue streams.

#### Lease Details

Rent: \$4,000 per month including GST

Lease term until 30 September 2030

Further 5-year option available

Annual increases of 3%

#### Transition Support

The current owner is retiring and may remain during a transition period to support a smooth handover.

This is a rare opportunity to acquire an established healthcare platform with existing infrastructure, accreditation, and clear expansion potential in the growing Western Sydney market.

Contact the broker on 0481 588 488 for more information.

Complete our Confidentiality Agreement:

<https://api.thebrokerageconnection.com.au/widget/form/5rd89rHVecl7l100XcL6>