

# MERCER PROPERTY



NSW Ground Floor/2/48 Macleay Street POTTS POINT,

## Prestigious Potts Point Investment with Long Term Medical Tenant

A premium opportunity has arisen for Mercer Property to bring Unit 2/1 Greenknowe Avenue (also known as 48 Macleay Street), Potts Point to market via Expressions of Interest.

On the ground floor of the stately Kingsclere building, upon one of the busiest intersections of Potts Point, this heritage strata suite benefits from high foot traffic and a prominent position in a dynamic inner Sydney neighbourhood.

Potts Point is in its prime, establishing itself as a favourite city fringe neighbourhood popular with both long-term locals and regular visitors. Its a hub of cosmopolitan culture where bustling cafes, popular restaurants, busy boutiques and weekend farmers markets exist alongside a thriving residential community.

For more than 60 years, Unit 2/1 Greenknowe Avenue has been occupied by a medical practice. Currently leased to Macleay Street Medical Practice, the well-frequented clinic is operated by a dedicated collective of trusted health professionals including four general practitioners, a psychologist, a registered nurse and pathology services.

Key features include;

- Long lease expiring in November 2027
- Net annual income of about \$212,788.13 + GS

**Type** : Offices  
**Building Size** : 224.00 m2