

Raine&Horne.[®] Commercial

ALDINGA BEACH
1/89 Rowley Road

1731 sqm

FULLY LEASED ALDINGA MEDICAL CENTRE ADJACENT
PARTIALLY LEASED MEDICAL FACILITY. APPROX 1731 M2*

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Sold

SALE BY EXPRESSION OF INTEREST CLOSING 4PM THURSDAY 10TH JULY 2025 (USB)

Fully leased Aldinga medical centre, pharmacy, podiatrist fully refurbished in circa 2013 and adjacent partially leased medical facility – constructed circa 2013 to suit radiology or other medical/allied health use. 543 m2*. Excellent amenities, substantial solar system on both premises – available as a whole or separately.

Total improvements approx. 1,731 m2* on land approx. 5,990 m2*

Long term potential for multi storey mixed use development.

The property is located a short stroll from the Aldinga Beach Shopping Centre, library, community, and recreation centres. Unit I comprises Medical Centre leased to Pro Health Care, Terry White Pharmacy and My Foot Dr whilst Sonic Healthcare (Clinpath) currently occupy part of Unit 2 as a pathology collection centre.

Property ID	L34950808
Property Type	Medical/Consulting
Building / Floor Area	1731
Land Area	5990.0 sqm

AGENT

David Ente

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The current estimated net annual Rental is \$668,452 (allowing for deduction of approx. \$7,000 outgoings share for My Foot Dr) and land tax on single holding, non-trust ownership.

Breakdown of current rental available on request.

Aldinga Beach is experiencing rapid growth and increased accessibility from the CBD and excellent infrastructure being earmarked for continued residential expansion into the area.

Renewal SA will soon develop a 60 Hectare site to build on the existing amenity at Aldinga to support its long-term growth with plans for the site to support approximately 1,000 low-to-medium density dwellings.

Aldinga will be further enhanced by proposed high-quality open spaces, upgraded roads, schools, sporting facilities, and parks.

The Main South Road duplication project to Aldinga has been completed. Duplication to Sellicks Beach has commenced and is planned to be completed in 2026. This will support the Government's re-zoning of the area for residential use for 1,700 homes

The Southern Super School, Aldinga Payinthe College, in 2026, will provide education from birth to Year 12 for approximately 1,600 students, including 100 places for students with a disability, and a 75-place preschool.

Further education options are available at the Aldinga Beach Primary School, co-located with Aldinga Beach Childrens' Centre (B-6), and 2 private colleges, Southern Vales Christian College – Aldinga (B-12) and Cardigan College Galilee Campus (Reception to Year 9).

In addition, plans have been approved for a \$100 million surf park with 2 metre waves and dozens of short-stay villas further underpinning the long term growth potential for the area.

For more information or to arrange an inspection contact David Ente on 0412 127 653.

RLA 283100