



10 Seventh Street, Gawler South



High-Spec Medical Freehold | Blue-Chip Opportunity

Lettable Area: 296 m² Premium Internal Area

Condition: Premium Warm Shell with Built-In Infrastructure

Car Parking: 40 Dedicated On-Site Bays

Property Type: Specialized Medical / Allied Health / Day Surgery / Consulting (STCC)

Availability: Whole Site Available Now

Digital Portal: 7thmedlease-abuvz9mj.manus.space

The Opportunity to secure a rare, high-performance asset in Gawler South's premier health and professional services precinct. Spanning an impressive 296 m² of premium internal area, 10 Seventh Street delivers a turnkey commercial footprint specifically engineered for blue-chip medical operators, national allied health groups, or high-tier corporate medical practices.

Positioned directly adjacent to the state-of-the-art Barossa Eye Clinic, this highly visible freehold establishes immediate sector authority, institutional credibility, and landmark exposure just off the primary Adelaide Road commercial gateway.

High-Value Warm Shell , this site significantly mitigates upfront capital

Price CONTACT AGENT

Property Type Commercial

Property ID 2646

Agent Details

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Office Details

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expenditure and reduces commercial fit-out timelines by months.

The tenancy includes fully finished perimeter walls, compliant suspended acoustic tile ceilings, integrated commercial lighting, and operational ducted reverse-cycle climate control. Operators can bypass costly base-build preparations and focus capital entirely on bespoke branding and client-facing touchpoints.

Elite Built-In Clinical Infrastructure Unlike standard commercial shells that require expensive, invasive retrofitting, purpose-built medical infrastructure already embedded in the asset:

- **15+ Medical Waste & Plumbing Points:** Extensively plumbed across the floor plan to seamlessly support immediate hand-washing basins, clinical rinse stations, and sterile drainage in every consultation suite.
- **Heavy-Duty 3-Phase Power:** High-capacity electrical supply ready to support high-draw diagnostic machinery, imaging suites, commercial sterilization systems, or day-surgery plant infrastructure.
- **Independent Utility Isolation:** Separate utility metering and independent infrastructure configurations, allowing precise control over operational overheads, clinical waste management, and energy efficiency.

Unmatched Strategic Benefits & Catchment Power:

- **Institutional Synergy:** Operating within an affluent, recognized medical and administrative hub ensures lucrative, immediate referral networks and immense peer-to-peer professional alignment.
- **Dominant Regional Catchment:** Strategically tap into Gawler's hyper-growth northern residential corridor. This location effortlessly pulls patients and clients from Gawler South, the rapidly expanding outer metropolitan growth belts, and the lower Mid North.
- **Transit Priority Access:** Located mere moments from the Gawler Town Centre, offering flawless highway access for regional commuters, seamless mobility for elderly patients, and effortless travel for elite medical staff.

Key Performance Features

- **Substantial 296 m² Blank Canvas:** Generous, column-free internal space perfectly optimized for custom clinical zoning,
- **Car Parking:** Featuring 40 dedicated on-site parking bays, providing an unparalleled parking ratio that guarantees patient convenience and staff accessibility.
- **Universal Accessibility:** Flawless ground-level configuration ensuring seamless, barrier-free access that strictly complies with modern mobility-impaired service standards.

Please contact our office landline on 08 8212 0140, or Lead Agent Pasquale

Mastrangelo directly on 0409 465 863 if you are interested in arranging an inspection or would like further information.

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