



## High Exposure Retail Goods Site with a Wide Street Frontage and Extra Storage

Showrooms/Bulky Goods • Retail

203 Anzac Ave, Harristown, Qld 4350

**Floor Area:** 623 m<sup>2</sup>

**Land Area:** 1277.00 m<sup>2</sup> (approx)

### Property Description

Phone enquiries - please quote property ID 28164.

The property comprises a 1277m<sup>2</sup> triangular-shaped allotment comprising at ground floor-

- Main Showroom / Office area of the app. 382m<sup>2</sup> :
- Rear Workshop of the app. 167m<sup>2</sup>:
- Delivery / Warehouse area of the app. 62m<sup>2</sup>
- Detached Amenities Building app. 12m<sup>2</sup>.
- Total Ground Floor area app 623m<sup>2</sup>

Also- Extra Floor Free- 2 x mezzanine storage levels of app 651m<sup>2</sup>,

Chain wire boundary fence. Concrete car parking/hardstand areas, floodlighting,

Zoned Medium Impact Industry under Toowoomba Regional Planning Scheme 2012.

Please note- the Tentworld site also offers combined shared car parking with this site. Also, the tenant will have full access to the rear workshop of...

### For Lease

\$84,000 P.A. Exc. GST  
Plus Outgoings

### Additional Details

**Building**  
Whole

**Tenure Type**  
Vacant Possession

**Car Spaces**  
30



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