



High Exposure Showroom/Office

Offices • Showrooms/Bulky Goods • Retail

Lot 4, 161 James Street, Toowoomba City, Qld 4350

Floor Area: 277 m²

Land Area: 277.00 m² (approx)

For Lease

Contact Agent
Plus Outgoings

Property Description

Additional Details

- **High visibility and easy access**
- **Undergoing refurbishment**
- **Excellent on-site parking**

Building Whole	Tenure Type Vacant Possession
Energy Efficiency 0.0-star NABERS	Car Spaces 5
Zoning Commercial Industry	

Located on the major arterial road through Toowoomba, 161 James Street offers a prime position with high exposure to approximately 10,000 vehicles per day. Ideally suited to retail, bulky goods or even professional office, the property is about undergo major refurbishment including new façade treatment and internal works.

Features:

- 277sqm* gross floor area consisting of 187sqm* ground floor & 90sqm* mezzanine floor
- 5 exclusive use parks
- Great signage opportunity
- Rear loading dock with high bay roller door
- Conveniently located opposite Toowoomba Mitsubishi and adjacent to Golf World and Camera House

To arrange an inspection contact Justin Eastwell of LJ Hooker Commercial Toowoomba.

*approx.



Justin Eastwell

0408458014

**LJ Hooker Commercial -
Toowoomba**

Level1, 677-683 Ruthven Street,
South Toowoomba Qld 4350

