



## Fantastic Investment Opportunity

Industrial/Warehouse • Showrooms/Bulky Goods • Other

61-63 Spencer Street, Roma, Qld 4455

**Floor Area:** 867 m<sup>2</sup>

**Land Area:** 0.67ha (1.65 acres)  
(approx)

### Property Description

LJ Hooker Commercial Toowoomba is please to present 61-63 Spencer Street to the market for sale by Private Treaty, please call agent to discuss.

This outstanding industrial facility offers investors an opportunity to secure a premium tenanted investment, in the industrial precinct in Roma.

Features include;

- Leased to a ASX listed Valmec Limited\*\* (ASX:VMX)
- Lease expiry March 2027 with further 2x3 year option
- Annual rent \$185,000.00 plus outgoings plus GST
- Fixed 2.0% reviews
- Industrial warehouse of 867 square metres\*
- Two level air-conditioned office section, 260 square metres\* floor area. Individual offices, reception, boardroom, lunch room, amenities.
- Gantry Crane
- Back up generator
- Town gas connected to property
- Land Area: 6,669 square metres

Contact Shane Kennett of LJ Hooker Commercial Toowoomba for an inspection. ...

**Sold**

Contact Agent

Sold: Tue 30-Nov-21

### Additional Details

**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment



**Shane Kennett**

0407161513

LJ Hooker Commercial -  
Toowoomba

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



Australia's No.1 commercial property site\*

www.realcommercial.com.au/503903258