



High Quality National Tenanted Investment

For Sale
Under Offer
Expression of Interest

Showrooms/Bulky Goods • Industrial/Warehouse • Other

8 & 10 Hill Street, Toowoomba City, Qld 4350

Floor Area:

557 m²

Land Area:

847.00 m² (approx)



Property Description

Situated a short distance from the City centre of Toowoomba, 8 and 10 Hill Street, Toowoomba City offers a unique opportunity for an owner occupier or investor looking to enter the Toowoomba Investment market. There is a long standing quality National tenant in place already occupying around 50% of the site. The opportunity exists to enjoy holding income whilst profiting from filling adjacent the vacancy.

- 847m2* Total Land Holding Across Two (2) Titles
- 557m2* Total NLA - 301m2 currently tenanted
- Passing Income at \$61,000 net*
- Mixed Use Zoning Allows Multiple Uses (STCA)
- High Exposure Site in Sought After Location
- Located Adjacent to Major Regional Shopping Centre
- Development Upside (STCA)
- Can be purchased separately or In One Line

The location of these properties is second to none as few properties in Toowoomba boast the same intangibles; adjacent to Grand Central, 10 minutes from the Second Range Crossing and 3 minutes' to the James Street connection road.

This is a mark opportunity and has tremendous upside by already having a well-established tenant to give comfort and security.

For more information or to book an inspection please contact Marketing Agents Chris Stewart on 0451 948 001 or cstewart@ljht.com.au ; or Mike Stewart on 0418 717 361 or mstewart@ljht.com.au

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment



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