



## Cranley, 1-25 Mort St (CS1)

DA Approved LFR and Service Station in AAA Location!

LJ Hooker Commercial Toowoomba are pleased to present to the market, Toowoomba's newest development approved bulky goods and service centre located in Toowoomba's fastest growing locale.

With a development approval for eight (8) individual large format retail tenancies, a service station and QSR drive through site providing the eventual purchaser 7,880m<sup>2</sup> of flexible net lettable area. This offers a unique opportunity to the control the construction and leasing of the Toowoomba Regions next substantial infill commercial centre, with multiple private and government projects either under way or gazetted to commence in the next 12 months.

The site leverages off its strategic location within the rapidly expanding Northern Catchment of Toowoomba coupled with unbeatable exposure and access to the Toowoomba Second Range crossing.

**For Sale**  
\$4,950,000

**Building Area**  
7,880sqm

**Contact**  
**Christopher Stewart**  
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**Toowoomba**  
**(07) 4688 2222**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



## Key Features:

- Exposure to 24,600 vehicle movements daily from the Second Range Crossing
  - 19,800sqm of freehold land - ability to subdivide
- Opposite the Toowoomba Base Hospital Development —Commencement Q1 2024
- DA Encompasses a Large Format Retail Centre, Service Station and QSR Drive Through
- 3 street frontages —Mort St, Old Mort St and Hermitage Rd
- Clear Signage Exposure to Toowoomba Second Range Crossing.
- Total Approved area of 7880m2 with spaces ranging from 525m2 —1323m2
- Located within a 2km radius of 1,400+ approved residential lots

Development opportunities like this that take advantage of high growth areas rarely become available for purchase in the current market, making this an opportunity that is not one to be overlooked.

For further information or to arrange a site inspection please contact the exclusive marketing agents Chris Stewart or Nicole McEwan

\*Approx.

## More About this Property

Property ID	ZGXG6F
Property Type	Land/Development
Building Area	7880 m <sup>2</sup>
Land Area	1.98 ha

**Christopher Stewart 0451 948 001**

Director | [cstewart@ljht.com.au](mailto:cstewart@ljht.com.au)

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