



Highfields, 10609 New England Highway

Prominent Highway Site - Invest, Occupy or Develop!!!

L J Hooker Commercial Toowoomba are pleased to present to the market for Sale 10609 New England Highway, Highfields.

A high-profile site that provides the flexibility of holding income with the potential to owner occupy or redevelop.

Key Features:

- Passing Net Income \$26,183 from Duo Bakery with the potential for additional income from the renovated residential tenancy
- Secure tenant covenant to Duo Bakery until December 2025. The ease of access from the

Highway to the premises and the well-known and respected food offerings provide the bakery with a steady stream of customers with many travelers and locals stopping by on a daily basis.

For Sale
\$1,250,000

Building Area
710sqm

Contact
Christopher Stewart
0451 948 001
cstewart@ljht.com.au

Nicole McEwan
0419 781 839
nmcewan@ljht.com.au



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Toowoomba
(07) 4688 2222

- Refurbished 3-bedroom house ready for tenure June 2024
- Large vacant warehouse with a small office at the rear which was previously utilized as an indoor swim school which could be repurposed. Plans provided to renovate existing fixtures to include a Gym or sports centre (STCA)
- Substantial Land holding of 7,869m²* zoned Low density residential with approximately half of the block unutilized presenting itself for future development.
- Situated in one of the fastest growing suburbs in Queensland, 10609 New England Highway in Highfields is positioned on the 4 lane main arterial highway providing incredible exposure to the high volume of approximately 14,000 daily vehicle movements per day

With the Highfields region seeing substantial residential, population and investment growth over the past few years and many into the future, opportunities to purchase highway frontage with passive income and so much development potential is a rare site to be hold!

For more information or to arrange a private inspection please contact exclusive agents Chris Stewart or Nicole McEwan.

*Approx

More About this Property

Property ID	1016G6F
Property Type	Land/Development
Building Area	710 m ²
Land Area	7869 m ²

Christopher Stewart 0451 948 001
 Director | cstewart@ljht.com.au
Nicole McEwan 0419 781 839
 Commercial Sales & Leasing Executive | nmcewan@ljht.com.au

Toowoomba (07) 4688 2222
 Level 1, 677-683 Ruthven Street, TOOWOOMBA QLD 4350
 toowoomba.ljhcommercial.com.au | toowoomba@ljhtc.com.au

