



## Queanbeyan, 101 Monaro Street

### Prime Commercial Investment

LJ Hooker Queanbeyan | Jerrabomberra | Googong is excited to present for sale 101 Monaro Street.

An exceptional opportunity to secure a high-yielding commercial asset in the heart of Queanbeyan's thriving CBD. 101 Monaro Street offers a secure tenancy, strong rental income, and additional development potential, making it an ideal addition to any investment portfolio or self-managed super fund.

#### Unbeatable Location:

- Situated on Monaro Street, the main commercial strip of Queanbeyan.
- High exposure with strong foot traffic and excellent street frontage.
- Surrounded by established businesses, retail, and hospitality venues.
- Only minutes from Canberra, offering access to a rapidly growing market.

#### For Sale

\$1,950,000 - \$2,100,000

#### Building Area

393sqm

#### Contact

**Adam Sutton**

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**Peter Stumbles**

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**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.

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02 6297 3333**



### Strong Rental Return & Security:

- Current lease in place until October 2026, with a 5-year option.
- Annual rental income exceeding \$65,000, with 3% fixed annual increases.
- Tenant covers 100% of outgoings, ensuring a low-maintenance investment.

### Versatile & High-Potential Property:

- 260m<sup>2</sup> ground-floor commercial space with excellent exposure (approx.).
- Rear lane access for easy deliveries and operations.
- Private entry & internal staircase leading to upstairs tenancies.
- Additional income potential —the upstairs level can accommodate up to 8 tenants as office or bedsit accommodation.
- Estimated additional rental income: \$1,200—\$1,500 per week.

### Why Invest in Queanbeyan?

- Booming growth region —Queanbeyan is experiencing strong economic and infrastructure development.
- Proximity to Canberra —only a short drive to the ACT, making it a prime location for businesses and professionals.
- Strong rental demand —limited commercial vacancies in the area create long-term security for investors.

This is a rare opportunity to secure a high-performing commercial property in one of the region's most sought-after locations. Whether you're expanding your investment portfolio or seeking a reliable asset for a self-managed super fund, 101 Monaro Street offers immediate returns with long-term growth potential.

For more information or to arrange a private viewing, contact Adam Sutton today on 0409 659 917.

## More About this Property

Property ID	CR8HXS
Property Type	Retail
Building Area	393 m2

### Adam Sutton

Residential & Commercial Sales Agent | adam.sutton@ljhooker.com.au

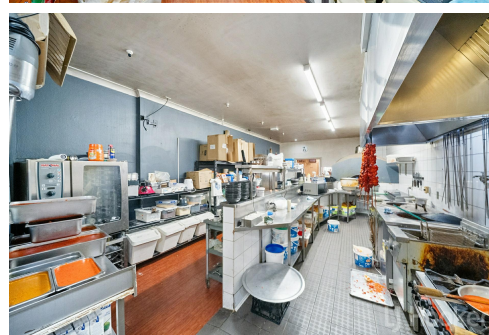
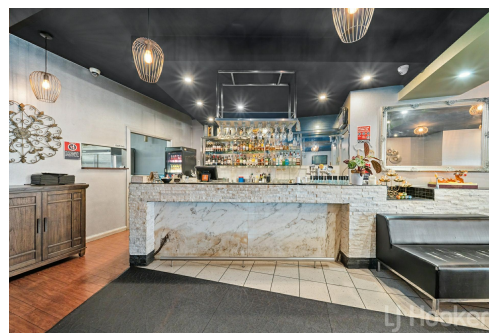
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