







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

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Peter Stumbles

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LJ Hooker Queanbeyan | Jerrabomberra | Googong 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:

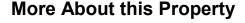
- 260m² ground-floor commercial space with excellent exposure (approx.).
- Rear lane access for easy deliveries and operations.
- Private entry & internal staircase leading to upstairs tenancies.
- Additional income potential —the upstairs level can accommodate up to 8 tenants as office or bedsit accommodation.
- 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.



Property ID	CR8HXS	
Property Type	Retail	
Building Area	393 m²	_

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