







## Queanbeyan, 159 Crawford Street

## Offering Premium Exposure

LJ Hooker Queanbeyan | Jerrabomberra | Googong is proud to present this rare and outstanding opportunity in the heart of Queanbeyan's CBD.

Offered for sale via Expressions of Interest, this high-profile property boasts a substantial 41.7-metre frontage to Crawford Street and a generous land area of 1,688m². Positioned adjacent to a large public carpark, the location ensures convenience and visibility.

Currently leased to MyCar Tyre & Auto, a subsidiary of Continental AG, the property provides a secure income stream. The lease runs until August 2026, with two further 5-year options in place.

Current gross annual income: \$139,388.28

Next rent increase (August 2025): \$143,569.92



For Sale

Expressions of Interest

**Building Area** 282sqm

**Contact** 

Michael Dyer 0438 174 400 michael.dyer@ljhooker.com.au

LJ Hooker Queanbeyan | Jerrabomberra | Googong 02 6297 3333 Zoning: E2 Commercial Centre (as per QPRC Section 10.7(2) Planning Certificate)

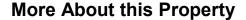
Planning: Queanbeyan Development Control Plan 2012

This is a fantastic opportunity for an astute investor to secure a tightly held commercial asset, offering strong holding income and excellent development potential.

Expressions of Interest close Thursday, 3rd July at 5:00pm.

An Information Memorandum is available on request.

For further details or a confidential discussion, please contact: Michael Dyer -0438 174 400



| Property ID          | CVEHXS  |   |
|----------------------|---------|---|
| Property Type        | Retail  | _ |
| <b>Building Area</b> | 282 m2  | _ |
| Land Area            | 1688 m2 | _ |

## Michael Dyer 0438 174 400

Sales Executive | michael.dyer@ljhooker.com.au

LJ Hooker Queanbeyan | Jerrabomberra | Googong 02 6297 3333 20 Monaro Street, QUEANBEYAN NSW 2620 queanbeyan.ljhooker.com.au | qbn@ljhooker.com.au











