



## 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 1,688m<sup>2</sup>. 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



**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.

**For Sale**  
Please Call

**Building Area**  
282sqm

**Contact**  
**Michael Dyer**  
0438 174 400  
[michael.dyer@ljhooker.com.au](mailto: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

## More About this Property

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

**Michael Dyer 0438 174 400**

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

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20 Monaro Street, QUEANBEYAN NSW 2620

queanbeyan.ljhooker.com.au | qbn@ljhooker.com.au



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