



## Queanbeyan, 73 Monaro Street

### Prime Commercial Opportunity

LJ Hooker Queanbeyan | Jerrabomberra | Googong is excited to present for sale 73 Monaro Street.

Positioned on Queanbeyan's bustling main street, this high-exposure commercial property is now available for sale. Featuring street frontage on Monaro Street, this property is ideal for investors or owner-occupiers seeking a prime location.

#### Key Features:

- \*Total rental area of 273 square metres plus an expansive rear car park of 363 square metres.
- \*Two tenancies available, offering flexibility for new buyers.
- \*10 rear car parks with right of way access via Mid City Motor Inn, Crawford Street, ensuring ease of entry.
- \*Rear access for seamless operations.

#### For Sale

\$2.4 - \$2.5 million +GST

#### Building Area

274sqm

#### Contact

**Adam Sutton**

0409 659 917

[adam.sutton@ljhooker.com.au](mailto:adam.sutton@ljhooker.com.au)



**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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- \*Disabled toilet facilities included.
- \*Previous rental income exceeded \$110,000 per year, highlighting its excellent investment potential.
- \*Outgoings are competitive with the ACT market nearby.
- \*Located in a thriving area with previous blue-chip tenants.
- \*Available now, ideal for a professional, medical, or legal practitioner seeking a premium address.

This premium location ensures high visibility, while its practical features make it a smart investment. Don't miss the chance to secure this outstanding property in the heart of Queanbeyan.

For more information or to arrange an inspection, contact Adam Sutton at LJ Hooker on 0409 659 917.

## More About this Property

Property ID	CF3HXS
Property Type	Retail
Building Area	274 m2

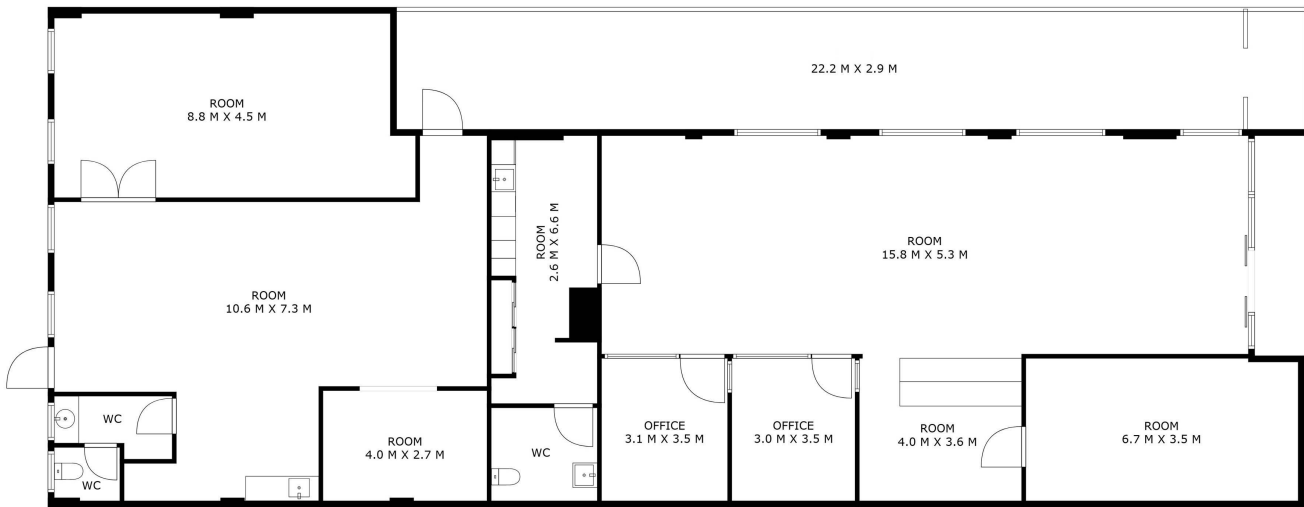
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Approx. total area: 290m<sup>2</sup>  N

**Disclaimer:** Plans are indicative only and should be checked by the prospective purchaser.  
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.  
The information herein is gathered from sources we believe to be reliable.