



## South Toowoomba, 46-54 Stephen Street

### CBD Fringe Development Site !

L J Hooker Commercial Toowoomba presents a rare opportunity on behalf of our valued client, George Weston Foods. Located at 46-54 Stephen Street, South Toowoomba, this property has been occupied by Mauri Yeast Australia since 1953 and is now available for the first time in over 70 years.

Situated on approximately 1.3 hectares across two titles, the site offers potential for various development opportunities as the surrounding area transitions from industrial to mixed-use. Prospective uses include residential, medical, and aged care facilities, to name just a few, subject to council approval. Site of this size are rare within the CBD and CBD fringe and should not be missed.

While the site's long-term plan involves the demolition of existing buildings, there is an opportunity for short-term holding income. Essential services such as water, sewerage, electricity, and natural gas are readily available.

#### For Sale

Price guide: \$2,250,000 plus GST

#### Building Area

2,589sqm

#### Contact

**Christopher Stewart**

0451 948 001

[cstewart@ljht.com.au](mailto:cstewart@ljht.com.au)



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**Toowoomba**  
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#### Key Features:

- Total site area 1.35ha site zoned Low impact Industry
- GFA of 2,589m<sup>2</sup>\* across multiple buildings
- Main attributes include 350m<sup>2</sup>\* site office equipped with a large boardroom, 3 private offices, spacious staff room and locker room with shower amenities. Attached to the office is a 585m<sup>2</sup>\* high clearance storage warehouse with pallet racking. Additionally, there is an extensive 1,290m<sup>2</sup>\* warehouse previously utilized as the yeast factory which includes multiple cold rooms and a packing room
- Other improvements include small works shop sheds, storerooms and a training donga
- Ample onsite car parks & an abundance of concrete hardstand & yard area
- Suit a multitude of development options (STCA)
- Well located on Southern Fringe of Toowoomba CBD

This offering provides investors and developers with a chance to capitalize on the evolving landscape of South Toowoomba. For further details and inspection arrangements, please contact exclusive agent Chris Stewart.

\*approx.

## More About this Property

Property ID	103VG6F
Property Type	Land/Development
Building Area	2589 m <sup>2</sup>
Land Area	2691 ha

**Christopher Stewart 0451 948 001**

Licensee Director | [cstewart@ljht.com.au](mailto:cstewart@ljht.com.au)

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Level 1, 677-683 Ruthven Street, TOOWOOMBA QLD 4350  
[toowoomba.ljhcommercial.com.au](http://toowoomba.ljhcommercial.com.au) | [toowoomba@ljhtc.com.au](mailto:toowoomba@ljhtc.com.au)

