



5 Thomas Street, Toowoomba City

Rare Freehold Office with Holding Income

LJ Hooker Commercial are pleased to present to the market a highly sought after freehold opportunity located in a tightly held pocket of Toowoomba's CBD fringe. Ideally suited for the owner occupier or investor; opportunities such as this are rarely available.

Nestled between the northern edge of Toowoomba's CBD and East Toowoomba, 5 Thomas Street is conveniently located within walking distance of popular cafes, hotels, public car parks and Queens Park.

Features:

- 860sqm* across two lots
- 233sqm* lettable area configured as three tenancies
- Currently occupied by two tenants with one on a fresh 3 year lease and the other purposefully on holdover to suit an eventual owner occupier
- Zoned Low Medium Density Residential Office Residential Precinct
- Eight on-site car parks

Ideal for an owner-occupier seeking partial income support or an investor looking to enhance returns through leasing the remaining space, this property will be well received in the current market.

FOR SALE

Offers Over \$860,000

BUILDING AREA

223sqm

AGENTS

Justin Eastwell
0408 458 014
jeastwell@ljht.com.au

AGENCY

Toowoomba
(07) 4688 2222

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.

 LJ Hooker Commercial

For more information contact the exclusive agent, Justin Eastwell of LJ Hooker Commercial.

MORE DETAILS

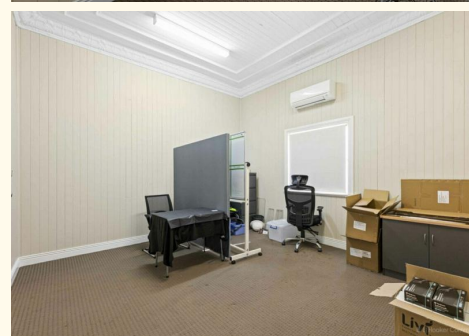
| | |
|---------------|---------|
| Property ID | 10KPG6F |
| Property Type | Offices |
| Building Area | 223 m2 |
| Land Area | 860 m2 |
| Parking | 8 |

Justin Eastwell 0408 458 014

Associate Director | jeastwell@ljht.com.au

Toowoomba (07) 4688 2222

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