



## Toowoomba City, 566 Ruthven Street

### Prime Commercial Investment

- A two level commercial office building with a third office level which fronts Annand Street at the rear of the building
- There are two levels of secure basement car parking (38 car parks in total) that are accessed from Annand Street
- The building has three strata titled lots with a gross floor area of approximately 3,014 square metres
- Located on the eastern side of Ruthven Street near the major traffic intersection of Ruthven and Herries Streets.
- Two lift services to the first level
- The Arcade entry is attractive and has a professional presentation for clients and tenants
- Few buildings in the CBD offer secure car parking facilities with a quality standard of accommodation and which do so have a strong appeal for tenants

 **LJ Hooker Commercial**

**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

Expressions Of Interest

#### Building Area

3,014sqm

#### Contact

##### Shane Kennett

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##### Julie Stewart

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**Toowoomba**

**(07) 4688 2222**



For Further information contact Shane Kennett on 0407 161 513 – LJ Hooker Commercial Toowoomba.

## More About this Property

**Property ID** TYQG6F

**Property Type** Offices

**Building Area** 3014 m<sup>2</sup>

**Land Area** 3014 m<sup>2</sup>

### Shane Kennett

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### Julie Stewart

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