



## Toowoomba City, Suite 4 (Lot 8)/4 Mylne Street

### Toowoomba's Most Affordable Commercial Office

An exciting opportunity for the Owner Occupier or SMSF buyer to secure what is potentially Toowoomba's most affordable CBD office space.

Located within The Mylne Street Professional Centre just metres from Grand Central, Suite 4 (Lot 8) offers a 46m<sup>2</sup> office suited for professional services or medical use. The suite provides on-grade access and is currently configured with reception, waiting room and two large offices. One on-site secure car space is included and with the adjacent council parking station offering 190 spaces, parking is a breeze.

The Mylne Street Professional Centre is an eight lot strata title complex across two levels with undercroft secure parking with access via Produce Lane.

For Sale via Expressions of Interest closing 11 April 2024 at 4pm.



**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**  
Contact Agent

**Building Area**  
46sqm

**Contact**  
**Justin Eastwell**  
0408 458 014  
[jeastwell@ljht.com.au](mailto:jeastwell@ljht.com.au)

**Toowoomba**  
**(07) 4688 2222**

To arrange an inspection contact the exclusive agents, Justin Eastwell of LJ Commercial Toowoomba.

## More About this Property

<b>Property ID</b>	1038G6F
<b>Property Type</b>	Offices
<b>Building Area</b>	46 m <sup>2</sup>

### Justin Eastwell 0408 458 014

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### Toowoomba (07) 4688 2222

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