



## Toowoomba City, 450 Ruthven Street

Highest Profile Retail Corner in Toowoomba CBD!

Don't miss this opportunity to secure your business in Toowoomba's most high profile retail location. Located in the heart of the Toowoomba CBD on the corner of Ruthven and Margaret Streets, this retail site is suitable for a multitude of uses. Some key features include:

- Landmark Toowoomba Building first time available to the market in 10 yrs\*.
- Ex Bank of Queensland.
- Ground Floor 370m<sup>2</sup> (can be split or brought to base build).
- First floor offices can be Leased separately approx 370m<sup>2</sup>\*.
- Exceptional Signage exposure.
- Separate Male and Female Toilets.
- Rear loading available.
- Owner can remove existing fittings and staircase.

 **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 Lease

Rental Price on Application

### Building Area

370-740sqm

### Contact

#### Julie Stewart

0418 700 140

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

#### Justin Eastwell

0408 458 014

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

**Toowoomba**

**(07) 4688 2222**

To arrange an inspection please contact Julie Stewart or Justin Eastwell of LJ Hooker Commercial Toowoomba.

## More About this Property

<b>Property ID</b>	V2VG6F
<b>Property Type</b>	Retail
<b>Building Area</b>	370-740 m <sup>2</sup>

**Julie Stewart 0418 700 140**

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

**Justin Eastwell 0408 458 014**

Senior Commercial Sales & Leasing Executive | [jeastwell@ljht.com.au](mailto:jeastwell@ljht.com.au)

**Toowoomba (07) 4688 2222**

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)

