



48-50 Water Street, Toowoomba

Immaculately renovated CBD Fringe in Blue Chip location with upside!

L J Hooker Commercial Toowoomba are pleased to present to the market for Sale via Expression of Interest 48-50 Water Street, Toowoomba City closing 10 April 2025.

Located on the Southern Fringe of the Toowoomba CBD, 48-50 Water Street and 37 Wylie Street Toowoomba offer the eventual purchaser 1518m² across 3 individual titles with two street frontage and great access to the Toowoomba Base Hospital, Toowoomba CBD and main arterial roads respectively.

" 50 Water Street offers a perfectly renovated office tenancy of 305m² with an additional 153m² of warehouse and mezzanine space to the rear. 37 Wylie Street offers the eventual purchaser an additional area of 349m² split between downstairs office/warehouse area and a 1st floor space currently used as a residential apartment.

This asset gives the eventual purchaser a grade office accommodation with great carparking, access to infrastructure and storage coupled with the ability to generate passive income onsite

FOR SALE

Price Guide \$3,200,000 - \$3,300,000

BUILDING AREA

826sqm

AGENTS

Christopher Stewart
0451 948 001
cstewart@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

through leasing overflow space.

Rarely do opportunities such as this come to the market, so don't miss out on this unique commercial asset.

Features Include:

- " 1518m² of Mixed Used land on 3 titles and improved by 826m² of gross floor area.
- Mixed Use zoning allows for Medical, Allied Health, Showroom and more (STCA).
- Perfectly refurbished Office Building fronting water street.
- " 14+ Carparks onsite with 3 undercover.
- " Unrivalled access to main arterial roads of Toowoomba —Herries and James Street.
- Ability to subdivide and sell or reset as multi tenancy location.
- Can be sold with all furniture included.

For more information or to arrange a private inspection please contact exclusive agent Chris Stewart of LJ Hooker Toowoomba

- Approx.
- * Subject to Council Approval.

MORE DETAILS

Property ID	10DPG6F
Property Type	Offices Industrial/Warehouse
Building Area	826 m2
Land Area	1518 m2
Parking	14

Christopher Stewart 0451 948 001
Licensee | cstewart@ljht.com.au

Toowoomba (07) 4688 2222
Level 1, 677-683 Ruthven Street, TOOWOOMBA QLD 4350
toowoomba.ljhcommercial.com.au | toowoomba@ljhtc.com.au

