

## 100 McDowall St, Roma, QLD 4455

Under Contract

Office Suite



## 100 McDowall Street, Roma QLD

For Sale or Lease - Prime Main Street Commercial Opportunity

Located in the heart of Roma's main commercial strip, 100 McDowall Street presents a rare opportunity to secure a well-positioned commercial building with outstanding exposure and flexible future potential. Offering both sale and lease options, this property is ideal for investors, owner-occupiers, or businesses seeking a prominent CBD presence.

The premises are currently configured as a hair salon, featuring a large open-plan front area with reception and waiting space. The size and layout of this front section have comfortably accommodated six salon chairs and two wash basins, demonstrating the generous floor area available for customer-facing operations. Importantly, the salon equipment is not included in the sale or lease and the space can easily be adapted to suit a wide range of commercial uses.

Beyond the main salon area, the property includes five generously sized offices which could serve as consulting rooms, treatment rooms, or private offices depending on the needs of the business. A kitchen and staff lunchroom are located in the middle/rear of the building, along with well-appointed amenities including a separate toilet and a shower.

The building provides approximately 185sqm of internal space and is complemented by a substantial 95sqm shed at the rear. The property benefits from convenient rear access via a laneway, allowing direct access to the shed and rear of the building for storage, deliveries, or additional workspace. At the front, street parking provides easy access for clients and customers.

Internally, the building presents well with a quality fit-out, while the front facade offers an opportunity for a new owner or tenant to enhance the street presence with a fresh coat of paint and signage.

### Property Features:

- > Prime location on Roma's busy main street
- > Approx. 185sqm commercial building
- > Approx. 95sqm rear shed
- > 293sqm total land area
- > Large open plan front commercial space with reception and waiting area

### Listed By

The Office  
Phone: (07) 4622 1222

Open for Inspection

By Appointment.

