

## 24 Quintin St, Roma, QLD 4455

\$750,000

Office Suite



## 24 Quintin Street, Roma

Positioned in the centre of Roma's commercial precinct, 24 Quintin Street presents an outstanding investment opportunity along the high-traffic Carnarvon Highway.

**Open for Inspection**

By Appointment.

Property Features:

- > Land Area: 1,014sqm
- > Building Area: Approx. 500sqm (250sqm ground floor + 250sqm first floor)
- > Zoning: Commercial - Principal Centre

Investment Highlights:

- > First Floor:
  - > Leased to Brandon and Associates for over 30 years
  - > New 2-year lease recently signed at \$30,000 + GST per annum
  - > Includes reception area, two open-plan work zones (6 workstations), boardroom, managers office, large storage area, smoko room, kitchen, rest area, and amenities
  - > Fully air-conditioned throughout for year-round comfort
- > Ground Floor:
  - > Recently advertised for lease at \$25,000 + GST per annum
  - > Features a managers office, two large laboratory/work areas, secure lock-up for vehicles, and a better brick storage area for valuable equipment
  - > Fully air-conditioned for practical and comfortable workspace use

Additional Features:

- > High-exposure location with strong signage opportunity
- > Bitumen front car park for 7 vehicles plus rear car park for 1
- > Equipped with rooftop solar panels

### Listed By

The Office  
Phone: (07) 4622 1222

