

41 Cambridge St, Mitchell, QLD 4465

Under Contract

Office Suite



41 Cambridge Street

Secure Commercial Investment

41 Cambridge Street, Mitchell QLD

Open for Inspection

By Appointment.

Positioned on a prominent site along the Warrego Highway in the heart of Mitchell, this fully leased commercial property presents an excellent opportunity to secure a quality regional investment with immediate rental income and established long-term tenants.

Originally purpose-built as the National Australia Bank branch, the property offers a functional commercial layout, quality construction, and the flexibility that comes with a well-maintained banking facility.

Investment Highlights

- Fully leased commercial investment
- Two established tenants providing a combined annual income of \$30,000 + GST
- Gunggari Native Title Aboriginal Corporation paying \$21,000 + GST + Outgoings per annum
- National Australia Bank Limited paying \$9,000 + GST per annum
- Both leases provide for annual CPI rent reviews, with market rent reviews upon the commencement of option periods.

Lease Details

Gunggari Native Title Aboriginal Corporation

- Lease commenced: 13 April 2025
- Initial term: 4 years
- Options: 2 x 4-year options
- Professionally managed by LJ Hooker Roma

National Australia Bank Limited

- Lease commenced: 29 February 2024
- Initial term: 2 years

Listed By

The Office

Phone: (07) 4622 1222

