

58 McDowall St, Roma, QLD 4455

\$800,000 Sold as a Going Concern

Retail Shop



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Prime Commercial Investment - Secure Tenant in High-Exposure Corner Location

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An outstanding opportunity to secure a quality commercial investment in the heart of Roma's CBD. Positioned on a prominent corner of McDowall and Wyndham Streets, this high-profile property offers excellent exposure and long-term security with an established national retailer in place.

The property is currently tenanted by Toy World, providing a strong and reliable income stream.

Investment Highlights:

- > Annual Lease: \$50,000 per annum + GST + Outgoings
- > Lease Term: 3-year lease
- > Options: 2 x 3-year options
- > Land Size: 277sqm corner allotment
- > Zoning: Commercial (Roma CBD precinct)
- > Location: High-visibility corner of McDowall & Wyndham Streets

Yield & Return

At the asking price of \$800,000, the property reflects an approximate 6.25% gross yield based on the current annual rental return of \$50,000 + GST + Outgoings.

With outgoings payable by the tenant, this represents a strong passive investment opportunity with secure income and future upside through lease options and potential rental growth.

The corner positioning ensures exceptional street presence and consistent foot traffic, surrounded by established businesses and strong local trade. This is a prime set-and-forget investment with a secure tenant and attractive lease terms already in place.

Whether you're expanding your commercial portfolio or seeking a stable regional investment, 58 McDowall Street represents a rare opportunity in one of Roma's

Listed By

The Office

Phone: (07) 4622 1222

Open for Inspection

By Appointment.

