

60-62 McDowall St, Roma, QLD 4455

\$900,000

Hotel/Motel



Prime Freehold Commercial Property in Roma's CBD

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LJ Hooker Roma is pleased to present an outstanding opportunity to acquire a freehold commercial property in the heart of Roma's bustling Central Business District. Offering versatility, strong exposure, and long-term investment potential, this property is ideally suited to business owners, investors, or those seeking a strategic commercial holding in one of South West Queensland's key regional centres.

For Sale by Private Treaty

Asking Price: \$900,000 + GST

Property Overview

Situated on Roma's main street, this rare opportunity spans two freehold titles totalling 435sqm, providing exceptional exposure and accessibility.

The premises includes:

- > A spacious restaurant and kitchen area with additional storage
- > Two separate ground floor tenancies, each approximately 218sqm with front street exposure (both available for lease individually if desired)
- > An upstairs 2-bedroom, 1-bathroom apartment, ideal for owner/manager accommodation or use as additional office space

Investment & Leasing Details

For buyers seeking a secure investment or lease-to-purchase arrangement, the owners are offering flexible leasing options:

- > 7-year lease with 2 x 5-year options
- > Rent; \$85,000 per annum + GST + Outgoings
- > Annual CPI increases

Listed By

The Office

Phone: (07) 4622 1222

Open for Inspection

By Appointment.

