

63 McDowall St, Roma, QLD 4455

Please Call

Office Suite



63 McDowall Street, Roma

Prime Main Street Commercial - For Sale or Lease

Located in a high-exposure position on Roma's Main Street, 63 McDowall Street offers a flexible commercial opportunity suited to investors, owner-occupiers, or tenants, with dual tenancies and future upside.

The property is available for sale at \$850,000 or for lease, either as a whole or by individual tenancy.

Investment Snapshot:

- > Dual-income commercial property
- > Indicative gross rental income: \$72,000 per annum + GST + Outgoings
- > Estimated gross yield: approx. 8.5% at asking price
- > Prominent Main Street location within Roma's commercial precinct
- > Recently renovated office tenancy
- > Strong value with added potential via upstairs development

Rental figures are indicative only and demonstrate the income potential available to purchasers.

Office Tenancy - Available for Lease:

The ground-floor office tenancy has been fully renovated within the past two years, offering a modern and functional workspace ready for immediate occupation.

Recent upgrades include new flooring, freshly tiled Kitchenette and toilet facility, Modern LED Lighting, recently installed modern Split System Air-Conditioning and freshly painted throughout.

- > Six individual offices
- > Reception desk
- > Split System Air-Conditioning
- > Kitchenette

Listed By

The Office

Phone: (07) 4622 1222

Open for Inspection

By Appointment.

