

72 McDowall St, Roma, QLD 4455

Sold - 18/12/2024

Office Suite



Premium Investment Opportunity - 72 McDowall Street, Roma QL

Here is your opportunity to invest in a prime commercial property located in Roma's bustling CBD. Offering an exceptional 8% annual return, this property is perfect for astute investors looking for a high-yield, low-maintenance asset with reliable tenancy and future growth potential.

Open for Inspection

By Appointment.

Property Details:

- Land Size: 433 sqm
- Office Building Size: Approx 200 sqm
- Current Lease: Secured with a 12-month tenancy, plus 2 x 1-year options
- Outgoings: All covered by the tenant, minimizing owner expenses

This well-maintained office building boasts premium main street frontage, ensuring maximum exposure and excellent pedestrian and vehicle traffic. Whether you're looking for a steady return or a long-term capital gain, the location, situated in Roma's thriving commercial district, guarantees continued demand for years to come.

Recent upgrades ensure the building is up to modern standards, including an upgraded electrical circuit board and a fully functional air conditioning system, ensuring a comfortable and efficient working environment for the tenant. The property also features a spacious gravelled parking area at the rear, offering convenience for both employees and clients.

Additional Features:

- A fire-proof inbuilt safe adds a layer of security, making this property ideal for businesses requiring secure document or valuables storage.
- The building has been reported to be asbestos-free, giving peace of mind and simplifying any potential future fit-outs or renovations. (We Recommend All potential buyers to conduct their own building inspections prior to purchase).
- Out of the flood zone mapping for the Roma and District area. During the large floods in Roma this building has always remained high and dry.
- Potential to Extend the office size by an extra 200 square meters.

Strategically located in a high-demand area, this property is a quality find, combining the benefits of strong rental returns with minimal management responsibilities. Whether you're expanding your portfolio or entering the commercial real estate market, this is your opportunity.

Listed By

The Office

Phone: (07) 4622 1222

