

8 Station St, Toowoomba City, QLD 4350

Retail Shop



794 sqm. Freehold Opportunity in Toowoomba CBD

Hot Property and LJ Hooker Commercial Toowoomba are pleased to present 8 Station Street, Toowoomba City for sale by Expressions of Interest.

Open for Inspection

By Appointment.

Positioned in the heart of the Toowoomba CBD, this 794 sqm.* freehold site offers a rare opportunity to secure a centrally located site with holding income and redevelopment upside. The property includes 160 sqm.* of net lettable area with additional undercroft storage and would be ideal for an owner-occupier seeking a CBD location with strong parking provision.

For investors and developers, the site is positioned within the Principal Centre Zone and benefits from a six-storey height limit, supporting potential medium density residential, mixed-use or short-stay accommodation outcomes, subject to council approval.

Key Features:

- 794 sqm.* CBD freehold allotment
- 160 sqm.* office plus 40 sqm.* undercroft storage
- 14 onsite car parks
- Leased until September 2026, providing holding income
- Principal Centre zoning with six-storey height limit
- Potential infrastructure charge incentives for eligible medium density residential & short-term accommodation projects
- Directly opposite two developments totalling 87 residential units reinforcing the precinct's transition to higher density inner city living.
- Walking distance to Grand Central Shopping Centre, public transport options and all major services

For Sale via Expressions of Interest close Thursday, 25th June 2026 at 4:00pm.

For further information, please contact Alice Ridgway of Hot Property or Justin Eastwell of LJ Hooker Commercial Toowoomba.

*Approx.

Listed By

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