

**Lot 7/837 Ruthven St, Kearneys Spring, QLD 4350**

**Sold - \$1,350,000**

Commercial Shop



**Remarkable Retail Investment - Fully Leased**

Suited to the astute investor seeking to expand their commercial footprint. An exceptional opportunity beckons within the bustling Willowglen Shopping Centre, nestled in the vibrant suburb of Kearneys Spring. Situated at the heart of this thriving locale, this retail property stands as the largest lot within the center with a total site area of 500m<sup>2</sup>, promising unmatched potential for growth and prosperity.

**Open for Inspection**

By Appointment.

Strategically positioned along Ruthven Street, a key artery of the New England Highway, this location witnesses a staggering flow of traffic, with over 37,000 vehicles passing through daily. Serving as the primary route for travelers journeying North or South through Toowoomba, alongside substantial local traffic, Kearneys Spring boasts the second-highest population density per suburb in the Toowoomba area, ensuring a steady stream of clientele.

Within the complex, an array of diverse businesses flourishes, ranging from renowned fast-food chains and franchises to essential community services such as a reputable medical center catering to the needs of local residents and nearby retirement communities. Notable consumer destinations nearby include Kmart, Harvey Norman Centre, Aldi, McDonald's, Coles, Woolworths, BP Service Stations, as well as several prominent sports clubs and recreational facilities. This property guarantees stability through secure leases and promises an attractive return on investment, boasting an impressive annual yield of \$97,864.00 inclusive of GST.

Presently occupied by reputable tenants including a laundromat, electronics shop, Chaska Indian Street Food Restaurant, and a hairdresser, this investment opportunity is poised for success in the dynamic commercial landscape.

**Features include:**

- 500m<sup>2</sup> NLA comprising of 4 tenancies
- Retail Investment in popular shopping centre
- Secure leases with quality tenants providing an attractive ROI
- Notable consumer destinations nearby
- Fully Leased
- Ample carparking space and access for consumers
- Front main arterial road with 37,000+ vehicles per day

To arrange an inspection or learn more, contact Alice Ridgway on 0488 085 880.

**Listed By**

Jacob Carlile

Phone: (07) 4637 8633

