

## Shop 1/538 Alderley St, Harristown, QLD 4350

Seeking Expressions of Interest

Medical/Consulting



### 127m2 Shop in High Exposure Centre - Generous Fit Out Incent

An A-Class complex provides retail/food or office space at the popular 7SD Business Park entrance, with two tenancies now becoming available. A high exposure location in the Westpoint Shopping Centre on Walters Drive and Alderley Street. Fantastic signage opportunities are available for any business lucky enough to secure this space. They are serviced by both residential and commercial markets in the South Western suburbs of Toowoomba. Ample car parking available and complemented by long-standing tenants Sleepless City Roasters coffee drive-thru/cafe and ACDC Energy.

**Open for Inspection**

By Appointment.

Landlord works will be included prior to new tenant taking possession. These will be completed when a lease is signed for this tenancy, and will include: Painted walls and ceilings, floor coverings, cassette air-conditioning system, kitchenette, lighting and power points.

Features include:

- Busy centre on intersection servicing commercial and residential markets
- Fit-out Incentives
- Ideal for convenience store, hairdresser, general retail, fast food outlet or general retail
- 127m2 shop tenancy, most prominent in centre
- Ample onsite car parking
- Excellent Signage Opportunity
- Busy centre on intersection servicing commercial and residential markets

To arrange an inspection or learn more, please contact Alice Ridgway on 0488 085 880 or Leon Carlile on 0418 795 484.

#### Listed By

Jacob Carlile  
Phone: (07) 4637 8633

