

576 Ruthven St, Toowoomba City, QLD 4350

Sold - \$720,000

Warehouse



Opportunity Awaits - Redevelop or Refurbish - 2 Street Front

Located on Toowoomba's busy Ruthven Street right opposite Toowoomba City Hall this building offers an excellent opportunity for redevelopment or refurbishment across a number of different tenancies.

Open for Inspection

By Appointment.

Fronting Ruthven Street is a large ground floor retail tenancy (approximately 210 sqm.) with a large glass shopfront and multiple areas within the building. With a separate side entrance, upstairs there is a 2-bedroom residential unit with large built-in bedrooms, a massive lounge/living area, and a bathroom/laundry all with extra high ceilings. At the rear of the property are two individual industrial sheds with access off Annand Street, plus a small hardstand/car park area. All of this is set on an 827 sqm. site in the Regional Centre zoning of the CBD.

Nearby are a number of other successful redevelopments including:

- The Annex, a restored amphitheater and function space at the back of Toowoomba City Hall
- The new Oaks Hotel including The Rock bar and restaurant
- Walton Stores, a multifaceted casual dining/retail/professional services development
- \$1 Billion Grand Central Shopping Centre redevelopment

For a buyer with the right vision and appetite for property, this site is ripe for the picking.

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

An Information Memorandum is available for serious purchasers upon request.

Listed By

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