

**Shop 8/131 Anzac Ave, Newtown, QLD 4350**

**\$87,980.00 + GST Per Annum. No Outgoings**

Medical/Consulting



## Prime Commercial Space with Drive-Thru Access

Are you ready to make your mark in one of Toowoomba's most high-traffic locations? This exceptional 106 sqm tenancy, situated at the bustling intersection of James Street and Anzac Avenue, offers an incredible opportunity for your business to thrive. Formerly a beloved coffee chain, this tenancy is now available for lease, and it's ready to help your business reach new heights.

### Open for Inspection

By Appointment.

Position your food business at the epicenter of activity with this versatile space, offering a unique opportunity to showcase your takeaway or food establishment and grab the spotlight with Drive-thru access available off Anzac Avenue via Goode Street, ensuring convenience for on-the-go customers. While the Abundant onsite parking effortlessly accommodates your daily business foot traffic who prefer to dine in.

#### Features include:

- Prime Location
- High Visibility
- Drive-Thru Convenience
- Ample Parking
- Unbeatable Location
- Convenient Access
- Thriving Commercial Landscape
- Competitive Rates and Incentives
- Proximity to Clifford Gardens Shopping Centre
- High Foot and Car Traffic

This is your chance to secure a prime location for your drive-thru food business in Toowoomba's business hub. Don't miss out on this opportunity to become part of a vibrant community of enterprises within a bustling convenience center. Explore this drive-thru opportunity and take the first step toward elevating your food business to new heights. Your success starts here!

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

#### Listed By

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