

## 252 - 254 James St, Harristown, QLD 4350

Hotel/Motel

## Expression of Interest



### Prime location, unrivalled opportunity

252 - 254 James Street offers 4,479m<sup>2</sup> of land located within 160m of the James and West Street intersection and its planned multi-million dollar redevelopment. This location is exposed to more than 30,000+ vehicle movements daily as per the most recent QLD Traffic Census.

This location offers a plethora of opportunities to the commercial or residential development space Subject To Council Approval.

Key features include:

- 160m to James and West Street intersection
- 900m to the Toowoomba Base Hospital
- 800m to Clifford Gardens Shopping Centre
- Within 1.7km of Grand Central Shopping Centre and Toowoomba CBD
- 160m to Medical and Dental Facilities
- Exposed to 30,000+ vehicle movements daily

252 James Street:

GENERAL RATES: \$1,294.63 NET Half Yearly Approx.

WATER ACCESS: \$350.32 NET Half Yearly Approx.

254 James Street:

GENERAL RATES: \$920.12 NET Half Yearly Approx.

WATER ACCESS: \$350.32 NET Half Yearly Approx.

LAND SIZE: 4,479 sqm. Approx.

This prime location offers the commercial or residential developer an unrivalled opportunity to capitalise on Toowoomba's ever expanding economy.

For more information, please do not hesitate to contact Jack Connolly on 0407 840 735 or jackc@hotproperty.realestate

### Listed By

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### Open for Inspection

By Appointment.