

8571 Warrego Hwy, Withcott, QLD 4352

Interest Over \$1,000,000 + GST

Retail Shop



Freehold Sale - Prominent Highway Location with Operational

Hot Property are proudly presenting to the market the freehold sale of 8571 Warrego Highway, (Toowoomba Connection Road), Withcott.

Open for Inspection

By Appointment.

This property situated in a prominent highway position is an opportunity to secure your chance to make an excellent investment in one of Qld's fast-growing communities. Withcott has been named as achieving some of the highest return and growth percentages in regional Qld over recent years, and there are a number of exciting development plans in place that will see this continuing to increase over the coming years.

The Withcott Service Centre is currently operating out of this site and has been well supported by the community and surrounding areas for the last 25 yrs.

There is an opportunity to purchase both the freehold land and existing business if required.

Key Investment Features:

- Expansive 2,697sqm freehold site with direct frontage to Toowoomba Connection Road providing exposure to 21,000+ vehicles passing daily.
- 2 Street access of Kabul Crescent at the rear and Toowoomba Connection Road (Warrego Highway)
- 330m2 shed with workshop, reception, office and amenities.
- Additional 36m2 mezzanine and storage
- Second 41m2 shed and 5 carport spaces for staff parking
- Opportunity for existing business purchase, with opportunity to apply to maintain the RACQ Roadside Service contract. Current business is an RACQ approved repairer (enquire for further details)
- Long standing community supported business
- Prominent highway location and signage opportunity
- Attractive opportunity for mechanics walk in walk out or redevelopment of the site.
- Opportunity to acquire more land on neighbouring property providing approx 45m highway frontage

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

Listed By

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