



## 108 Mort Street, TOOWOOMBA CITY, QLD 4350

Prime Inner CBD Commercial Opportunity – Dual Street Frontage

33 Bellevue Street also known as 108 Mort Street, Toowoomba

L12 RP222275 | Low Impact Industry B Zoning

Auction: Tuesday 18th March at 6:00pm

Elders Real Estate, 618 Ruthven Street, Toowoomba

In Office or Live Stream Bidding Available vis the Toowoomba Auction Centre Website

Positioned in a brilliant inner CBD location, this fully renovated commercial property presents an exceptional opportunity for owner-occupiers, investors, professionals or trades-based businesses seeking scale, exposure and convenience.

Set on a massive 840m<sup>2</sup> allotment with valuable dual street frontage, the property offers flexibility, accessibility and strong future potential.

**TYPE:** Auction

**INTERNET ID:** 300P193430

### **AUCTION DETAILS**

6:00pm, Wednesday March 18th, 2026

### **CONTACT DETAILS**

**Elders Real Estate  
Toowoomba**  
202 Hume Street  
Toowoomba, QLD  
07 4633 6500

**Murray Troy**  
0400 772 210

Key Features:

- Two street frontages for ease of access and exposure
- 6 off-street car and secured carparks
- Automatic gate entry
- Accommodation for at least 12 professional offices
- 3 separate boardrooms
- 3 sets of amenities (toilets)
- Ducted air-conditioning throughout the main offices plus reverse cycle throughout the remaining
- Security system installed
- Fully renovated with modern facilities
- Zoned Low Impact Industry B

Previously utilised in conjunction with the adjoining residential property at 110 Mort Street, this site offers outstanding flexibility for businesses looking to operate from a substantial, centrally located premises.

The layout and scale would suit a range of professions including medical, allied health, legal, accounting, consulting, training organisations, trade-based administration hubs, Education and many more (STCA).

Opportunities of this calibre within the CBD are increasingly rare - particularly with generous land size, parking and dual access.

For further information, contact:

Murray Troy â## 0400 772 210

Sue Edwards â## 0437 377 988

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Auction Terms

10% Deposit

30 Day settlement

Livestream or On site Bidding Available

Digital Platform - [Auctioncentre.com.au](https://www.auctioncentre.com.au)

Secure your position in one of Toowoomba's most tightly held commercial precincts.

- Land Area 840.00 square metres
- Commercial Type:
- Building Area: 201.00 square metres





