



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: Wednesday 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 840m² allotment with valuable dual street frontage, the property offers flexibility, accessibility and strong future potential.

TYPE: For Sale
INTERNET ID: 300P193598
SALE DETAILS
Auction
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

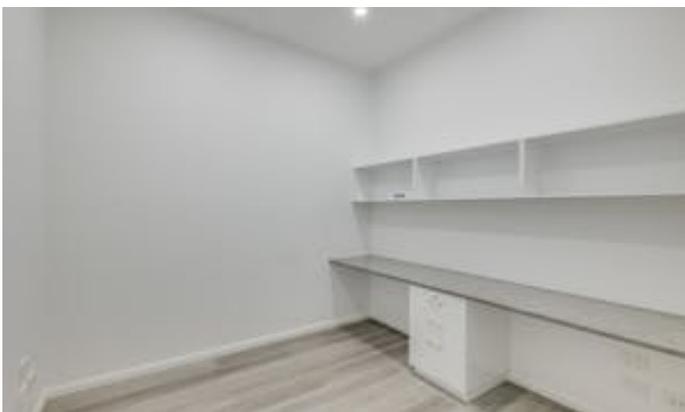
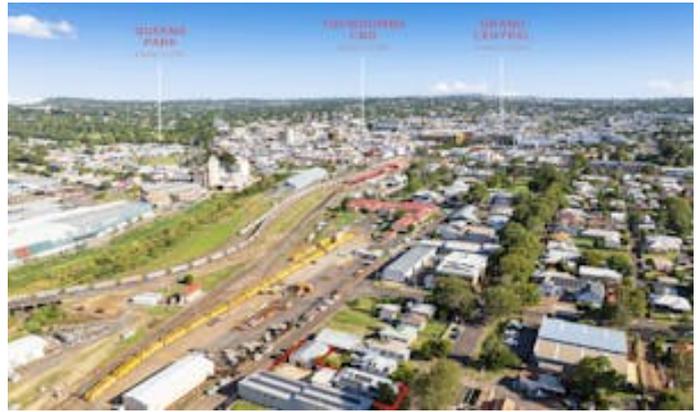
Livestream or On site Bidding Available

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

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

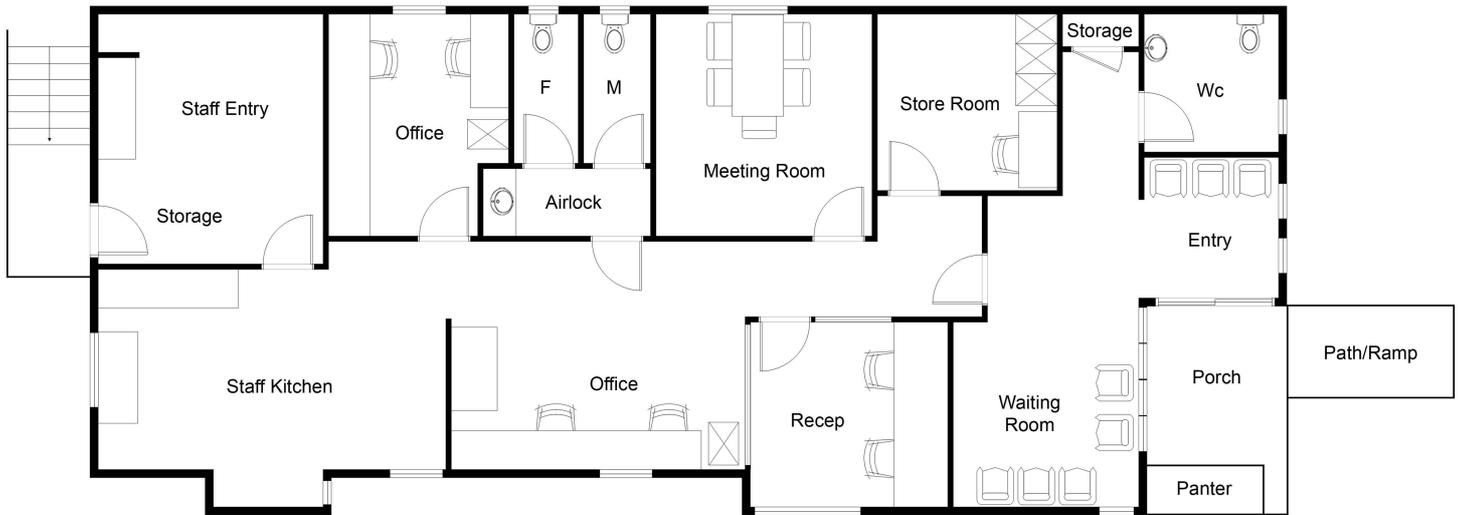
Other features: Car Parking - Surface, City Views, Close to Schools, Close to Shops, Close to Transport

- Land Area 840.00 square metres
- Building Area: 334.70 square metres
- Bathrooms: 2
- Car Parks: 5



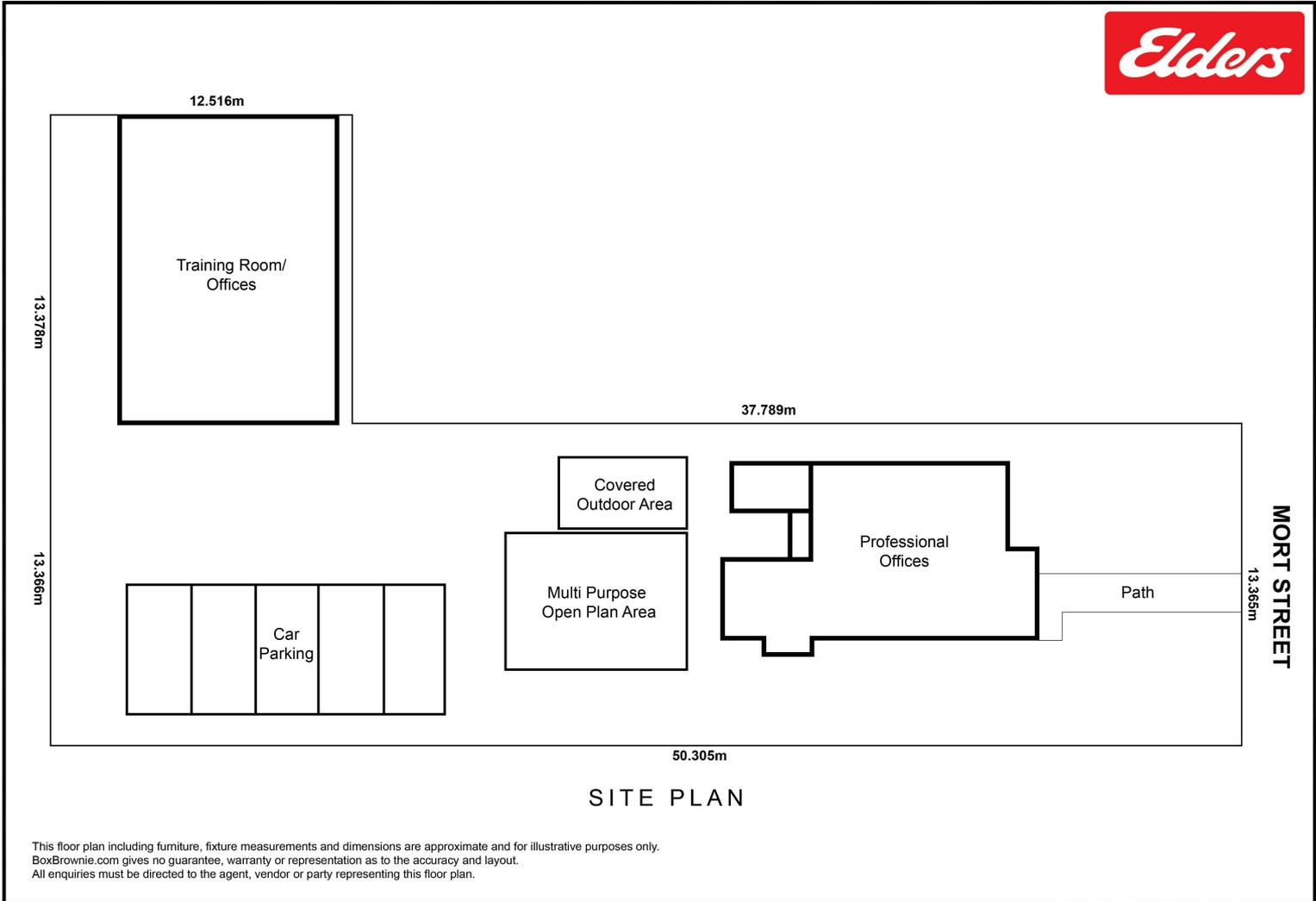






FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.