INFORMATION MEMORANDUM

576 RUTHVEN STREET, TOOWOOMBA CITY





INVESTMENT OPPORTUNITY

SUBJECT PROPERTY

Located on Toowoomba's busy Ruthven Street right opposite Toowoomba City Hall this building offers an excellent opportunity for redevelopment or refurbishment across a number of different tenancies.

Fronting Ruthven Street is a large ground floor retail tenancy (approximately 210 sqm.) with a large glass shopfront and multiple areas within the building. With a separate side entrance, upstairs there is a 2-bedroom residential unit with large built-in bedrooms, a massive lounge/living area, and a bathroom/laundry all with extra high ceilings. At the rear of the property are two individual industrial sheds with access off Annand Street, plus a small hardstand/car park area. All of this is set on an 827 sqm. site in the Regional Centre zoning of the CBD.

SITE AREA
827 SQM.

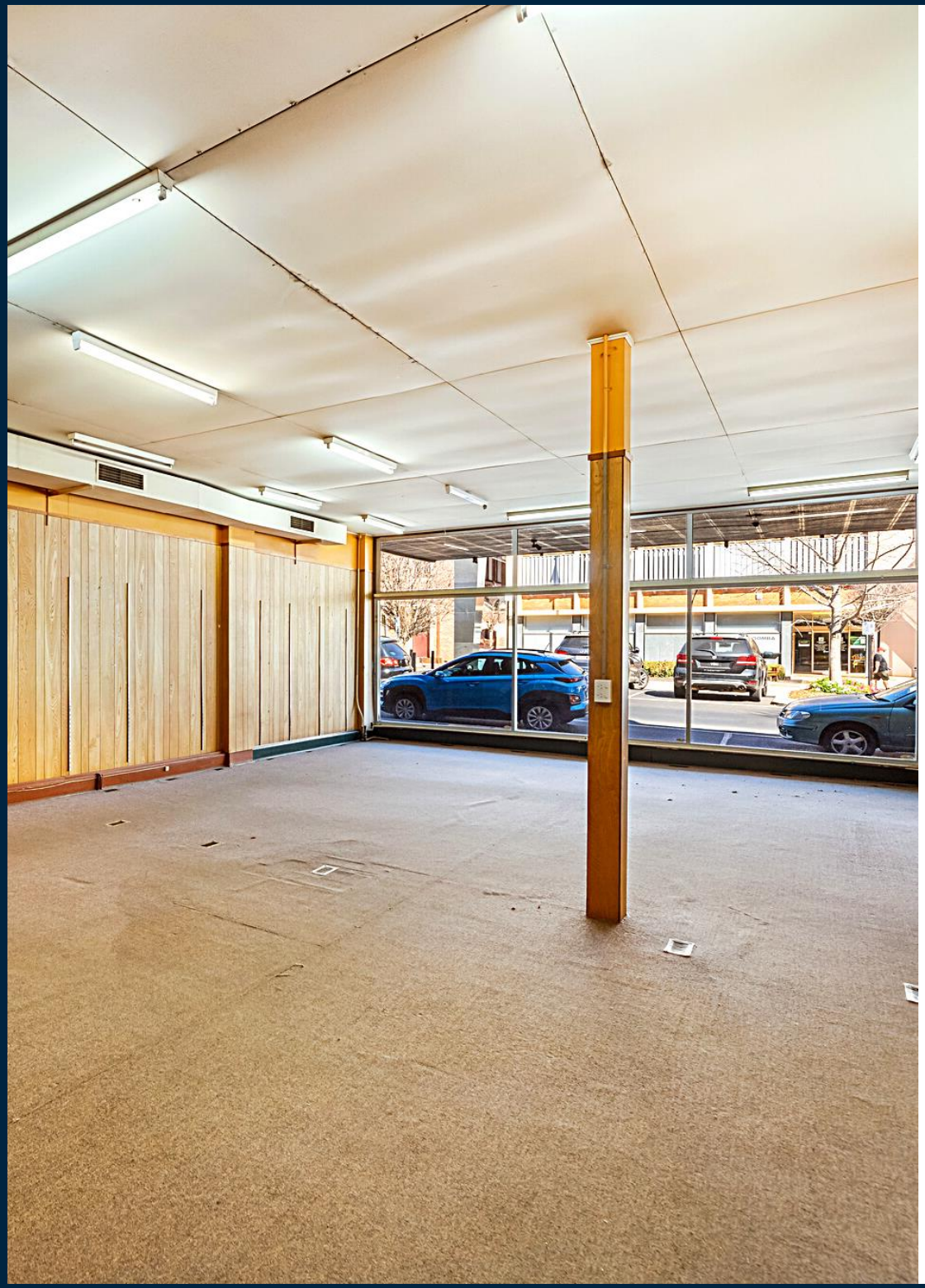
REDEVELOPMENT
POTENTIAL

FLEXIBLE SPACES
DIVERSE ASSET

STRATEGIC
CBD LOCATION

*Approximately

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EXECUTIVE SUMMARY

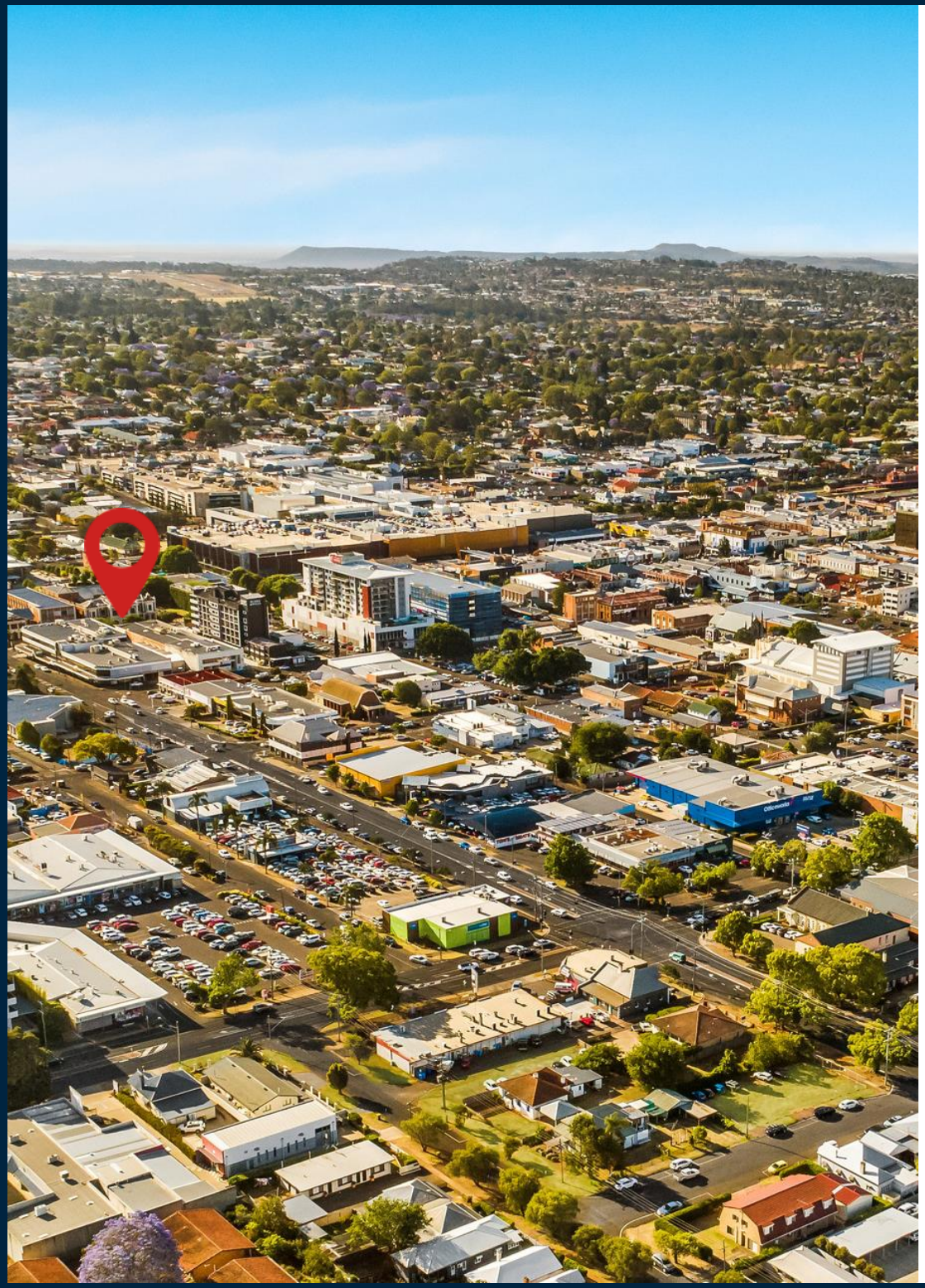
ASSET OVERVIEW

Address: 576 Ruthven Street, Toowoomba City
Interest: 100% Freehold
Real Property Description: L1 RP219251
Net Lettable Area (NLA): 700 sqm.*
Site Area: 827 sqm.*
Brief Asset Overview: 1 large retail tenancy with glass shopfront, 1 upstairs residential unit, and 2 industrial sheds at the rear.
Street Frontage: Ruthven Street - 8.5m*, Annand Street - 8.5m*
Occupancy title: Whole building
Tenancy: Vacant possession
Parking: Onsite parking at rear and street parking available

Local Authority: Toowoomba Regional Council
Planning Instrument: Toowoomba Regional Planning Scheme
Zoning: Regional Centre (Toowoomba)

Offered For Sale at Interest Over $699,000 + GST (if applicable)

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KEY INVESTMENT CONSIDERATIONS

ASSET VALUE

REDEVELOPMENT POTENTIAL
REVITALISATION OPPORTUNITY

The property benefits from favourable town planning provisions and is appropriately positioned within the CBD to capitalise on other nearby redevelopments including the recently completed QIC Grand Central redevelopment, The Longs Quarter, Walton Stores, and Oaks Hotel. As seen in these other successful redevelopments, Toowoomba's appetite for growth and development is rife.

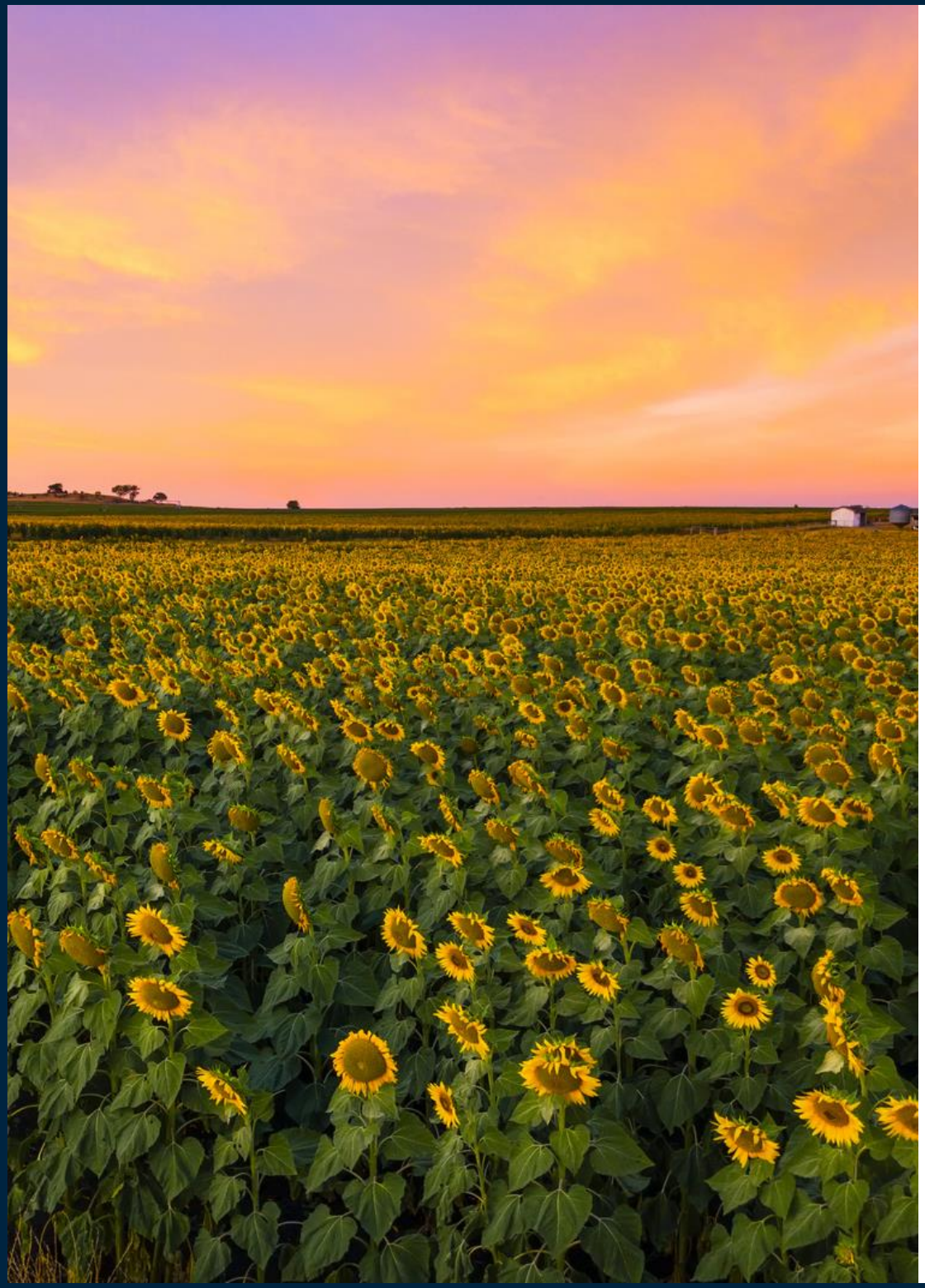
FLEXIBLE SPACES
A DIVERSE TENANT SPREAD

With the mutiple tenancy spaces this property offers, there is flexibility and diversity in prospective tenants. This segregation also means that if the property was to be redeveloped or renovated, some spaces could remain tenanted and continue to generate an income whilst works were being completed in other sections of the property.

STRATEGIC LOCATION
TOOWOOMBA CBD

Being located on Ruthven Street, directly across from Toowoomba City Hall, the property benefits from great exposure. There is high foot traffic due to its close proximity to the likes of Grand Central Shopping Centre, Oaks Hotel, Burke & Wills, James Cook Centre, and Toowoomba City Hall.

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TOOWOOMBA REGION

RICH TRADITIONS - BOLD AMBITIONS

Boasting one of Australia's most diverse economies, the Toowoomba Region is a vibrant community that spans almost 13,000km2 including the Toowoomba City and regional centres of Cambooya, Clifton, Crows Nest, Goombungee, Greenmount, Highfields, Millmerran, Oakey, Pittsworth and Yarraman, along with numerous smaller townships.

We make up part of South East Queensland, a Region emerging as an economic powerhouse and home to one in seven Australians. We are also the gateway to South West Queensland, being the largest centre in the South West Region.

Over its rich history, the Toowoomba Region has transformed its agricultural base into a diverse and strong economy, offering a range of business, investment and employment opportunities. We have an economic role as a regional capital city, agriculture and food-processing centre, freight and logistics hub, as well as being a place of knowledge and research expertise. This provides enormous opportunities to respond to these powerful changes to the local, national and global economic landscape.

POPULATION
167,657

JOBS
85,369

GDP
$10.81 BILLION

2ND LARGEST
INLAND CITY IN AUS

Source: Toowoomba Regional Council Annual Report 2018-2019

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SITE OVERVIEW

A DIVERSIFIED MULTIPLE TENANCY PROPERTY

576 Ruthven Street features mutliple tenancy spaces including retail, industrial sheds/workshops and a residential unit upstairs. The site also features a hardstand/car parking area at the rear of the building accessible via Annand Street.

MAIN RETAIL TENANCY

The main shopfront facing Ruthven Street is the anchor tenancy. In the past this space has been occupied by retail businesses. The large glass windows and Ruthven Street frontage provides tenants excellent signage and exposure opportunities as well as pedestrian traffic from surrounding businesses.

This space could also be re-fit to suit professional offices, medical consulting or lifestyle and leisure businesses.

INDUSTRIAL SHEDS

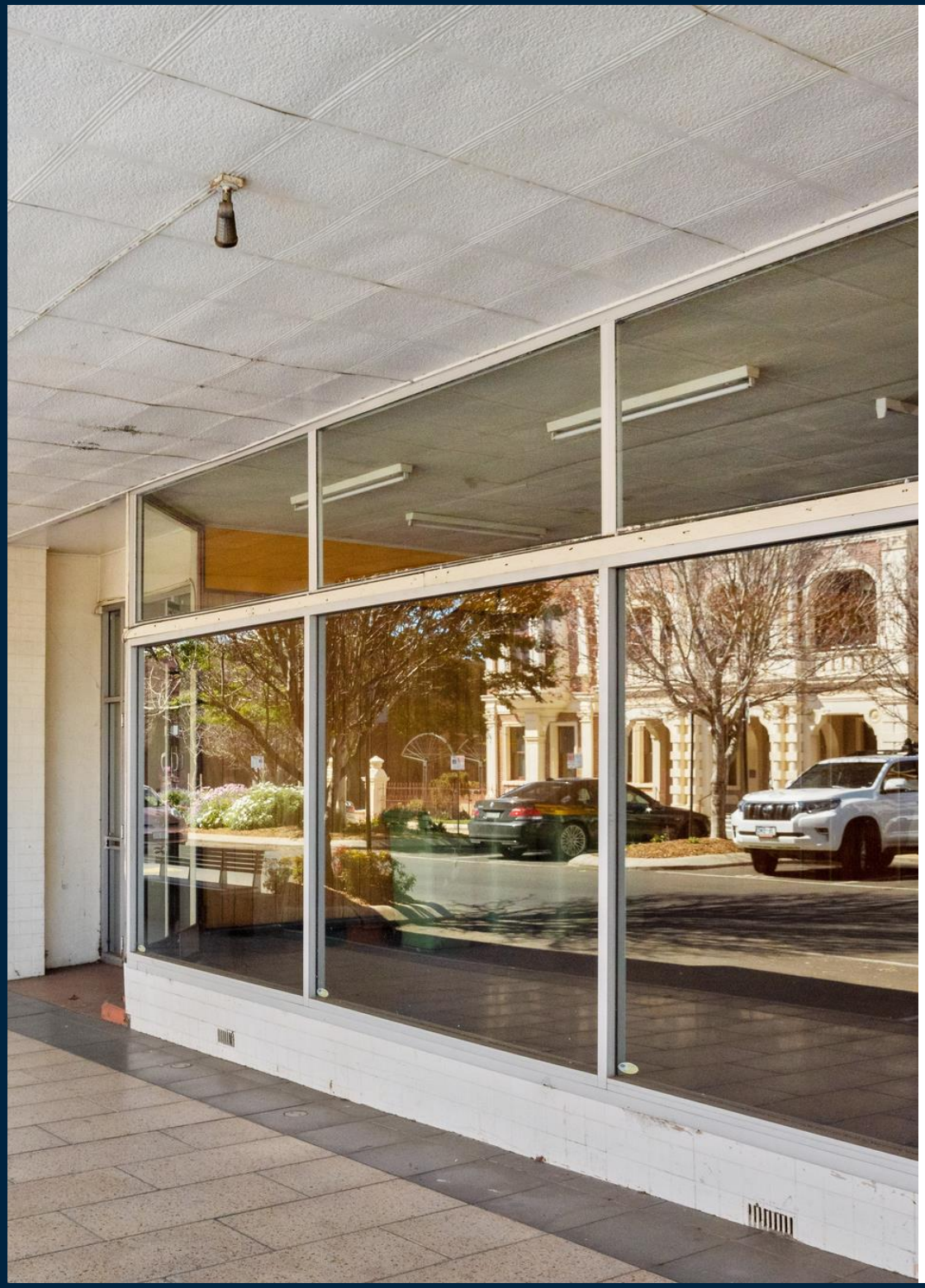
At the rear of the property are two individual industrial sheds with access off Annand Street, plus a small hardstand/car park area. These sheds are stepped throughout and are approximately 30m long. There is also the added benefit of natural lighting thanks to the high windows. These spaces could also be easily converted into a Melbourne-style industrial warehouse turned casual dining/leisure business/offices.

RESIDENTIAL UNIT

With a separate side entrance, upstairs there is a 2-bedroom residential unit with large built-in bedrooms, a massive lounge/living area, and a bathroom/laundry all with extra high ceilings.

With minimal investment, it is expected that this unit could generate approximately $280 Per Week.

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OFFER SUMMARY

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This property is being presented For Sale at Interest Over $699,000 + GST (if applicable).

Due Diligence

Additional information may be provided upon request to approved parties upon entering into a Confidentiality Agreement.

Inspections

To arrange an inspection, interested parties are required to contact Leon Carlile of Qld Hot Property. Inspections are available by appointment only.

Lead Marketing Agent



Leon Carlile
Managing Director | Qld Hot Property
0418 795 484
leon@qldhotproperty.com.au

ATTACHMENTS FLOOR PLAN



576 Ruthven Street
Toowoomba City

This plan is for representational purposes only. All dimensions are approximate and shouldn't be solely relied upon.
Floorplan created by **Vue Digital**

ATTACHMENTS LOCATION MAP



ATTACHMENTS LOCATION MAP



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