



Information Memorandum

8 Station Street,
Toowoomba City

HotProperty
LJ Hooker Commercial

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LJ Hooker Commercial Toowoomba & Hot Property is pleased to present this Information Memorandum on behalf of the vendor for **8 Station Street, Toowoomba City.**

This Information Memorandum outlines key information in relation to the property and is being provided to prospective purchasers to assist with the sale due diligence.

On behalf of the vendor we thank you for taking an interest in the property and trust you will find this Information Memorandum of use.

Private inspections can be arranged at your convenience.

All enquires should be directed to
Marketing Agents:

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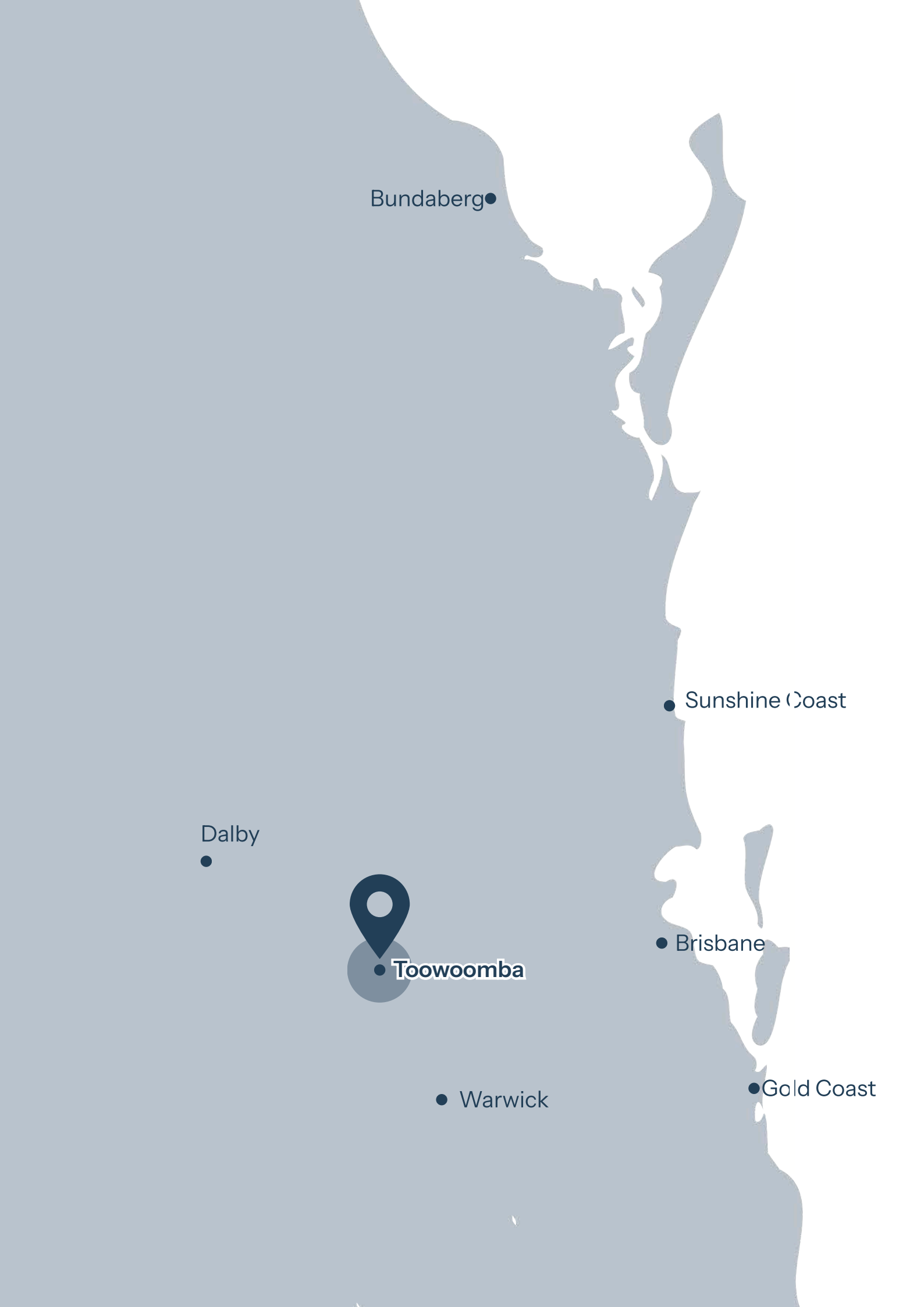
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Executive Summary

Property address:	8 Station Street, Toowoomba City	
Property Type:	Income producing freehold with development upside	
Sale Method:	For Sale via Expressions of Interest closing 25 June 2026 at 4pm.	
Land area:	794 square metres	
Nett Lettable Area (approx.):	160 square metres	
Zoning:	Principal Centre	
Local authority:	Toowoomba Region	
Heritage	Not Applicable	
Investment Overview:	8 Station Street presents a rare CBD freehold opportunity combining short-term holding income, strong onsite parking and future redevelopment upside within Toowoomba’s Principal Centre Zone.	
Income Profile:	The property is leased until September 2026, providing secure short-term income while allowing purchasers time to consider future occupation, repositioning or redevelopment strategies.	
Strategic Landholding:	With a 794sqm* CBD allotment, six-storey height limit and proximity to recent and approved apartment development, the property is well positioned to benefit from Toowoomba’s continued inner-city residential growth.	
Contact:	For further information or to arrange an inspection please contact:	
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Bundaberg

Sunshine Coast

Dalby



Toowoomba

Brisbane

Warwick

Gold Coast

Toowoomba Overview

Located on the edge of the dividing range and sitting circa 800m above sea level, Toowoomba is situated 125km west of the Queensland's state capital Brisbane. Toowoomba is one of the largest inland cities in Australia, with a growing population of over 180,000 (211,000+ by 2040).

As Queensland 6th largest region by population Toowoomba is known as the western gateway to the \$280 billion south east Queensland economy, generating a Gross Regional Product of \$15.14 Billion with an estimated 96,730 jobs in the area.

Toowoomba provides desirable investment opportunities with substantial developments underway totaling \$20.7 Billion which is a 10.2% increase on the previously reported amount of \$18.8 Billion in 2022.

DEVELOPMENT SPEND

\$20.7BILLION

Across the Toowoomba Region (2023/24), approximately 10% growth on 2022

POPULATION (2024)

186,276

ECONOMIC GROWTH

4.5%-5.0%

average annual growth over the past decade

GROSS REGIONAL PRODUCT

\$15.14 BILLION (FY2024)

Annual growth of approximately 5.6%

TOTAL NUMBER OF BUSINESSES

17,994

1. Australian Bureau of Statistics (ABS), Census QuickStats 2021, Toowoomba
2. Australian Bureau of Statistics / CityPopulation.de, Regional Population Estimates 2024
3. economy.id, Toowoomba Gross Regional Product Data
4. Toowoomba Regional Council, Economic Development & Investment Profile Publication
5. economy.id, Toowoomba Key Statistics – Business Counts
6. Queensland Government Statistician's Office (QGSO), Regional Economic & Labour Market Data
7. Toowoomba Regional Council, Investment Prospectus 2024

The Opportunity

8 Station Street presents a rare opportunity to secure a centrally located CBD freehold with holding income, onsite parking and future development upside.

The existing improvements provide functional commercial office accommodation suitable for continued investment use, future owner occupation or longer-term repositioning. A key benefit of the property is the provision of 14 onsite car parks, which is a strong advantage for a CBD asset of this scale.

The property is currently leased to Toowoomba Central Massage until September 2026, providing short-term holding income while allowing purchasers time to consider future occupation, refurbishment or redevelopment strategies. This creates flexibility for investors, owner-occupiers and developers. The site is positioned within the Principal Centre Zone and benefits from a six-storey height limit, supporting a range of potential future uses, subject to council approval.

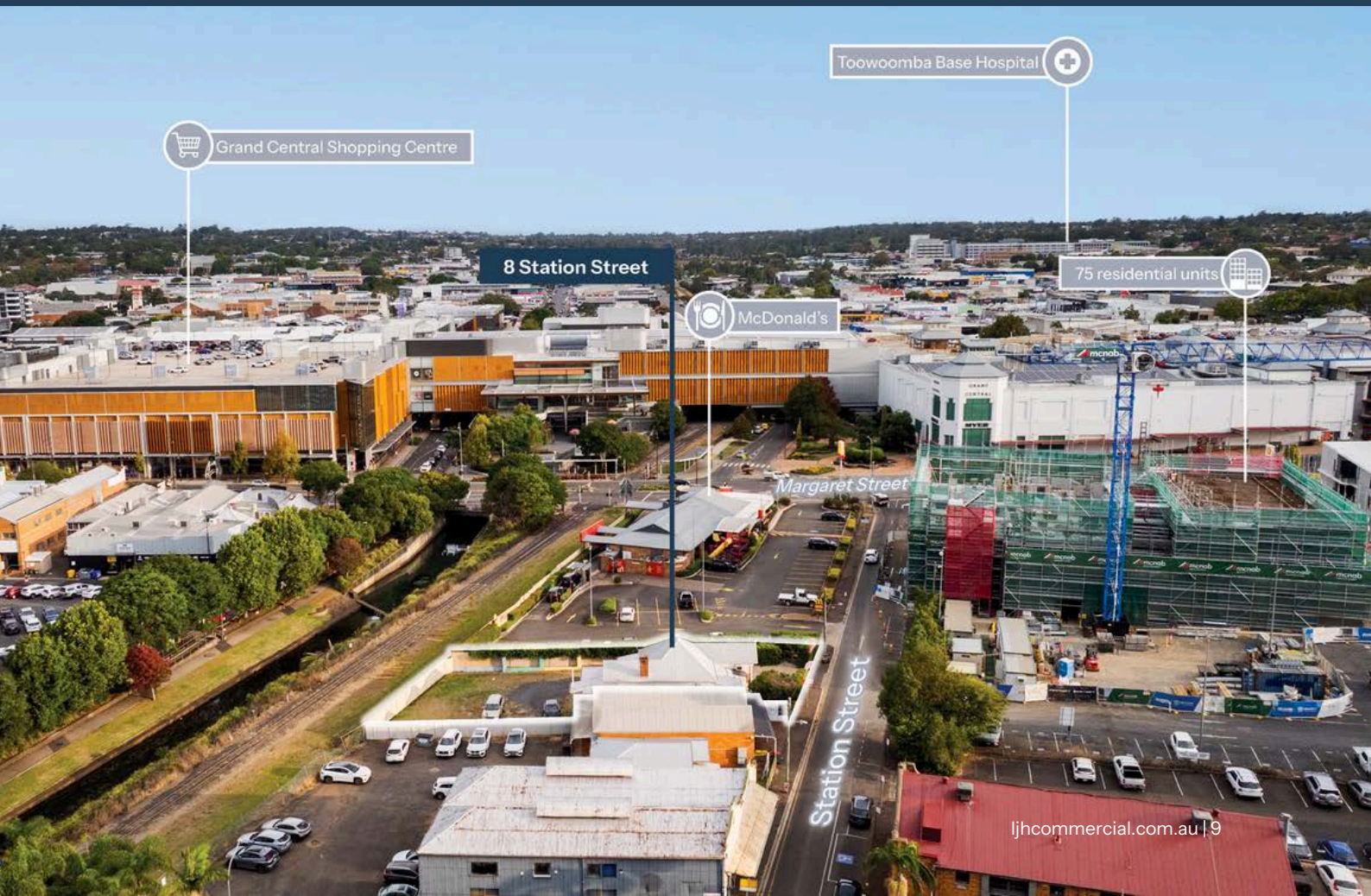
The surrounding Station Street precinct is already transitioning toward higher density inner-city living, with nearby residential developments totalling 87 units. This continued residential activation strengthens the long-term appeal of the site and supports demand for centrally located accommodation, services and mixed-use development.

With walking proximity to Grand Central Shopping Centre, public transport, professional services, retail amenity and key CBD infrastructure, 8 Station Street offers a flexible acquisition opportunity with income, parking, owner-occupier appeal and strategic



Site Details

Location	Located in the Toowoomba Central Business District; with Station Street running between Margaret Street to the South and Russell Street to the North
Real Property Description	Lot 1 Registered Plan 16302
Local Authority	Toowoomba Region
Zoning	Principal Centre
Street Frontage	20.1 metres



Zoning

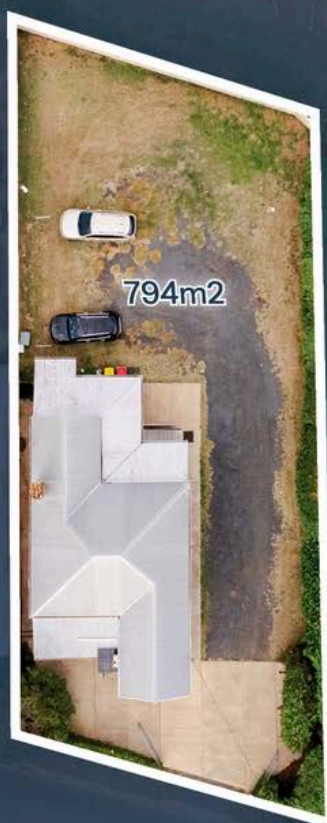
Principal Centre Zone Summary – 8 Station Street, Toowoomba City

8 Station Street is located within the Principal Centre Zone, which is intended to accommodate the largest and most diverse mix of uses within Toowoomba's urban centre. The zone supports high-order retail, commercial, employment, residential, health services, administrative, civic, community, cultural, recreational and entertainment activities, reinforcing the CBD as the major service centre for the broader Toowoomba Region.

For 8 Station Street, the zoning supports a broad range of potential outcomes including medium density residential, mixed-use development, office, consulting, medical, retail, short-term accommodation and other centre-based uses, subject to council approval. The planning intent encourages more intensive and compact forms of development within the CBD, with a focus on mixed-use activity, increased day and night activation, improved streetscape outcomes and pedestrian-friendly urban form.

Development of the site would need to respond to the relevant assessment benchmarks, including built form, street presentation, public realm interface, parking, access, servicing, stormwater, landscaping, residential amenity and compatibility with surrounding uses. Building height is assessed against the Principal Centre building height framework, with the scheme noting that Council may require a height analysis where development seeks heights above those identified in the building height plan.

The site's planning position is particularly relevant to medium density residential or mixed-use development, noting the broader planning intent to increase residential activity within the CBD. Eligible projects may also benefit from Toowoomba Regional Council's Central Toowoomba Development Incentive Policy, which provides infrastructure charge discounts for qualifying medium-density residential development comprising 10 or more dwellings, subject to eligibility, approval, budget availability and Council assessment.



Disclaimer: This is a general summary based on the Toowoomba Region Planning Scheme v28 and should not be relied upon as professional town planning advice. Always seek advice from a qualified town planner or the local council.

Financial Summary

Tenancy Schedule

Tenant	Toowoomba Central Massage
Use	Beauty Salon
NLA	160sqm
Term	Three (3) years
Start Date	15/09/2023
Expiry Date	14/09/2026
Nett Rent p.a. ex GST	\$42,582.85
Reviews	4%

Outgoings Schedule*

Rates	\$7,679.42
Water	\$2,038.84
Insurance	\$2,730.00
Land Tax (as a company trustee on a single basis holding)	\$1,535.00
Sub-Total	\$13,983.26
Management Fees (5%)	\$2,828.31
Total	\$16,811.57

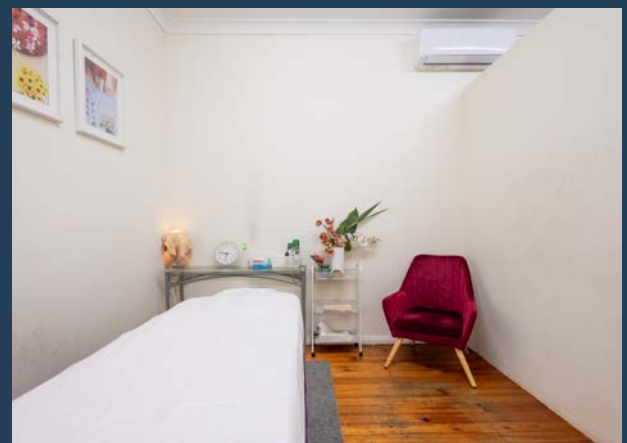
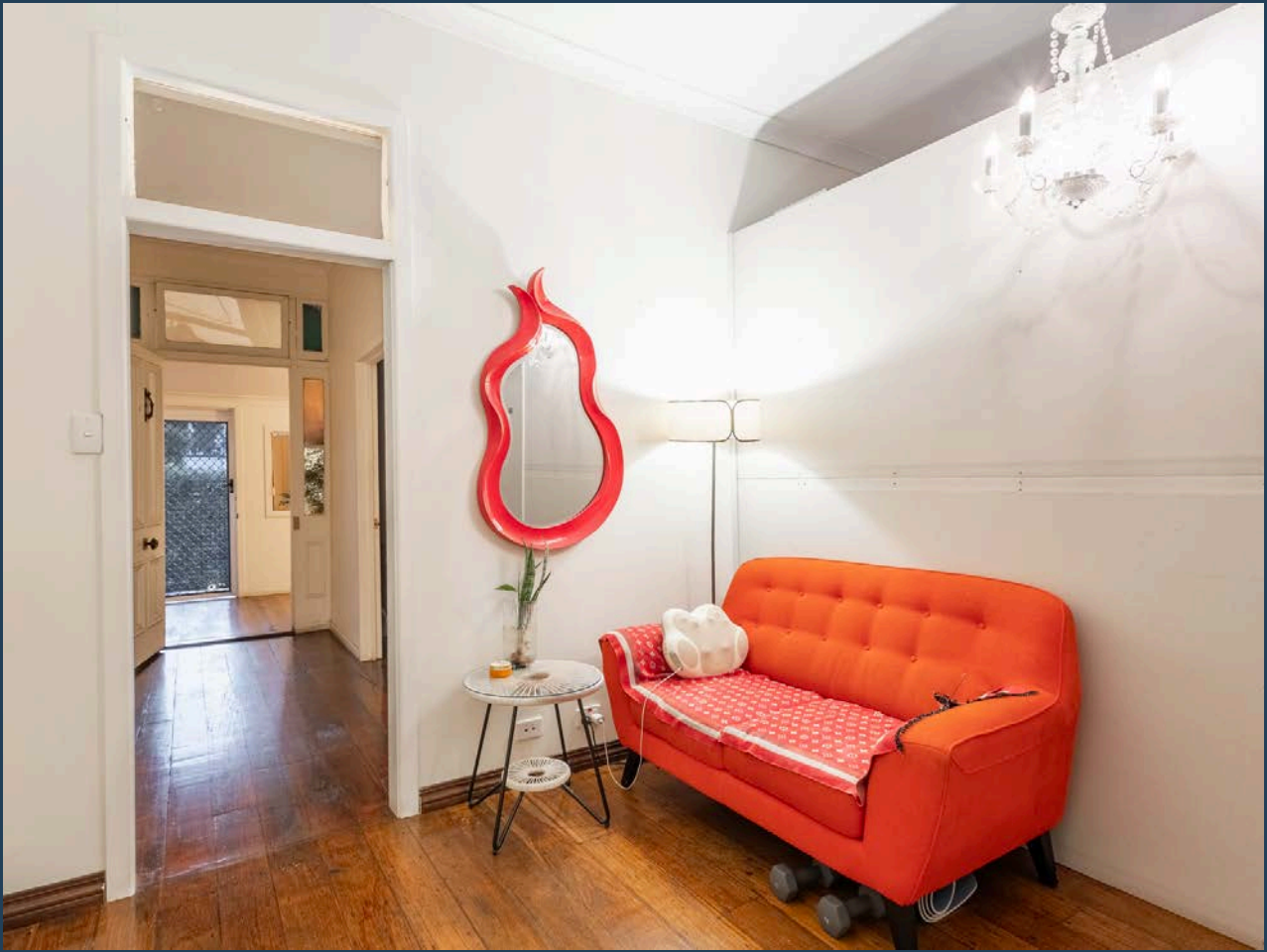
Financial Summary**

Gross Income	\$57,859.42
Less recoverable Outgoings	\$15,276.57
Total Nett Income	\$42,582.85

* As at 30 May 2026

**Approx. And subject to buyer due diligence and satisfaction

While the information in this table has been prepared in good faith and due care, no representation or warranties are made (express or implied) as to the accuracy, currency, completeness, suitability or otherwise of such information. Figures, calculations, and other information have been provided by third parties and have not been independently verified. Users should satisfy themselves in all aspects of such information.



Sales Process

METHOD OF SALE

8 Station Street, Toowoomba City is for sale via Expressions of Interest Closing 25 June 2026 at 4pm.

INSPECTIONS

Inspections can be arranged by prior appointment.

DUE DILIGENCE INFORMATION

Requests for further information must be directed in writing to the agents. The provision of additional information is at the discretion of the agents and subject to availability of the requested information.

Any additional information requested by and provided to one prospective purchaser may also be made available to other prospective purchasers at their request and at the direction of the agent.



Important Notice

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Any reliance placed by the Recipient on the Information shall be at their own risk and the Discloser shall not be liable for any loss, including indirect or consequential loss, arising from or in connection with any such reliance. In furnishing the Information, the Discloser does not undertake any obligation to provide the Recipient with access to any additional information or updated information or to correct any inaccuracies in the Information which may become apparent.



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