



471 Flinders Street, Townsville City QLD 4810

## Quality CBD Investment

Ray White Commercial are pleased to offer for sale this quality, CBD office premises situated in close proximity to the newly constructed Ergon and Government towers and on the doorstep to the redeveloped Mall.

Property features:

250m<sup>2</sup> of air conditioned space over two levels comprising a dedicated reception/waiting area, archive room, meeting room, two interview rooms, two manager's offices and open plan office +

Upstairs kitchen/lunch room and M/F toilets with shower

6 on site car parks to the rear accessed from Sturt Street

502sqm\* land site zoned "Central City - Retail" and approved for Professional Office use

Lease in place to IPA Personnel Pty Ltd - details available to interested parties

Offices

FOR SALE

250sqm