



61 Limestone Street, Ipswich QLD 4305

Sold By Les Svensson

CBD Investment Opportunity

- Air-conditioned café situated on a busy street on a 340m² block
- Café gross rent \$30,450 + GST - 5 year term lease commenced 3/6/2016 with annual CPI increases
- 10 car parks at rear with 4 currently leased for \$2,880/yr
- Ideally located close to the Ipswich City Mall where a major redevelopment has commenced
- Walk to rail, retail outlets, Ipswich City Council, hospital, Ipswich court house, police headquarters, state authorities and medical centres
- Great investment opportunity - location, access and exposure

Retail

FOR SALE

60sqm

Ray White
Ipswich

Les Svensson

0409 270 056

les.svensson@raywhite.com