



9 Town Square Avenue, Moranbah QLD 4744

Tenanted Restaurant For Sale 8% ROI

Phone enquiries - please quote property ID 29558.

Located in the heart of Moranbah's retail precinct is this 167sqm fully licensed restaurant currently tenanted to The Roast Shack, arguably Moranbah's most popular eatery.

The site is neighbored by Terry White Chemist & Big on Shoes. Also located in the town square is the Isaac Regional Council, Intersport, Oak Tree Medical Centre, Bi-Rite Electrical, and many smaller retailers. There is exposure to the CBD general pedestrian & vehicular traffic on a daily & nightly basis. Both from Town Square Avenue & Griffin Street.

The shop is currently leased for \$52,000 per annum on a 3x3x3 term.

Property Details:

The total gross floor area of the property is approx. 167sqm, comprising of :

- ? Open dining/service front with seating for 28.
- ? Modern commercial kitchen.
- ? Dry storage room.
- ? Large office.
- ? Garaged storage area.
- ? Near new separate male & female toilets.
- ? 3000L Grease Trap
- ? 100 Amps of 3 Phase power

As the property is situated in the town square the property has free use of a landscaped c

Leisure
FOR SALE
\$590,000
167sqm