



5-7 Hamill Street, Garbutt QLD 4814

## Substantial freestanding Industrial workshop and office complex

Currently home to Townsville Stone and Hamill Street serviced offices, this exceptionally well-presented workshop, showroom and office complex is available for sale or lease.

The property features:

- ? 2,866 sqm site
- ? Medium Impact Industry zoning
- ? Ground floor showroom and workshop tenancy of 800 sqm, currently leased to Townsville Stone at \$117,874 p.a., expiring 30/06/2023.
- ? First-floor office tenancy of 325 sqm configured as 11 serviced offices with common area bathrooms, kitchen, and training room.
- ? First floor offices currently producing a gross income of \$63,073 p.a.
- ? Heavy duty power supply
- ? Attractive landscaped

Industrial  
FOR SALE

1125sqm

**Ray White** Commercial  
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