



## Lease J/237-239 Riverside Boulevard, Douglas QLD 4814

### Ground floor commercial tenancy with river views

Lease J at 237-239 Riverside Boulevard is positioned in a modern, mixed-use building along the water's edge with spectacular views of the Ross River and weir.

Formerly a successful caf?, this attractive tenancy has been returned to an open plan format ready for office or allied health/consulting use. Alternatively, a caf? or restaurant could be easily re-established.

The property is located beside a neighborhood shopping centre and the Riverview Tavern and has very close proximity to the James Cook University and Townsville University Hospital.

This tenancy features:  
? 130 sqm open plan spa

Offices  
FOR LEASE  
\$42,250 per year + GST & outgoings  
130sqm