



544-552 Sturt Street, Townsville City QLD 4810

## Fringe CBD showroom / warehouse with dual tenancies

This highly presentable and recently refurbished freestanding property is located on the fringe of the Townsville CBD and features:

- ? Total building area 650 sqm
- ? Land area 1,012 sqm
- ? Configured as two self-contained tenancies
- ? T1 includes a showroom/office and high clearance workshop of 555 sqm (leased)
- ? T2 includes a showroom/office tenancy of 95 sqm (vacant)
- ? Three-phase power supply
- ? Secure rear yard accessible to T1 only
- ? Wash down bay
- ? On-site parking

T1 is subject to a commercial lease with Empire Automotive & Performance at \$61,

Industrial  
FOR SALE  
Offers to Purchase  
650sqm