



624 Alderley Street, Harristown QLD 4350

## Secure 10 year lease to Ampol Harristown + Value Add Opportunity

Michael Willems, Jackson Rameau & Matt Taylor of Ray White Commercial present 624 Alderley Street Harristown. A strong investment located in the heart of Toowoomba benefiting from a national tenant, population growth, and prominent street exposure.

Key features include:

- Net income \$294,175\* p.a + GST
- Current 10-year lease ending 2031
- Options 3 x 5 year
- Securely leased to a proven and established premium fuel and convenience retailer, BOSS Group, which has an extensive network of Ampol, Shell and BP sites nationwide
- High profile 3,503m<sup>2</sup>\* corner site boasting 112m\* frontage to major arterials Alderley Street & Greenwattle Stre

Retail

FOR SALE

For Sale \$4,500,000

3805sqm

# Ray White®

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