40 PALMERIN ST, WARWICK, QLD, 4370









SOLD

MIXED USE - COMMERCIAL TENANCY + MULTIPLE RESIDENTIAL TENANCIES

Unique mixed-use tenancy in the heart of Warwick
Frontage to Palmerin Street (main street) and easement road access to Albion Street (main highway)
Excellent rental returns approx. $95,000 p.a
Currently 100% occupancy with leases in place, scope to increase returns
Five x 1-bedroom residential units repainted and new floor coverings
One x commercial tenancy
Located 100 meters from Rose City Shopping Centre
Beautiful old red brick building opposite Leslie Park
Undercover carparking at the rear of the property
967m2 of prime commercial city frame real estate
Room for future expansion*
Adjacent tenants - Aldi & Services Australia

Owners have had a change in circumstance and need to liquidate this property due to other business interest

Note due to tenants being in place 2 days notice is required to access the property.
*subject to SDRC planning approval

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Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are

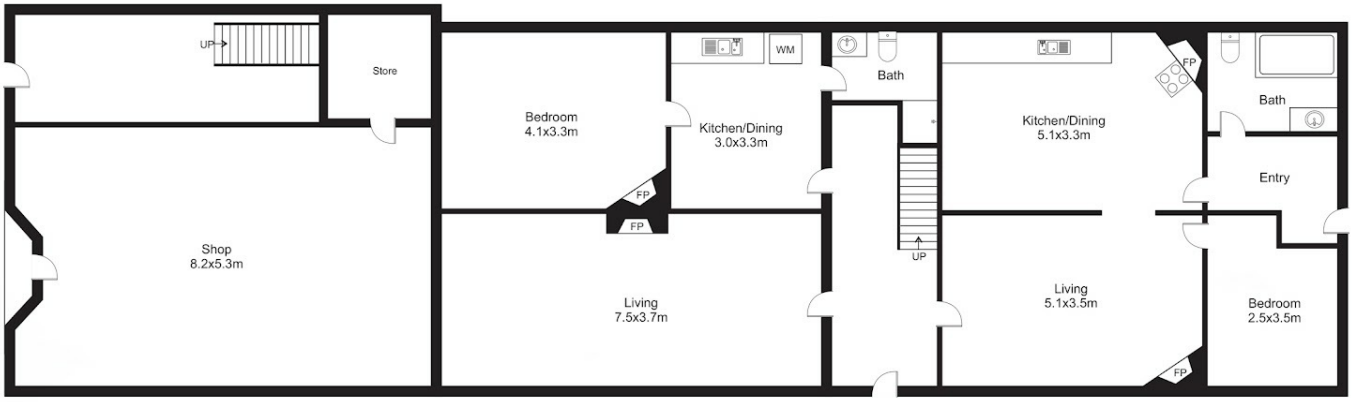
6 BED | 5 BATH | 5 CAR

PRICE:
$1,300,000

OPEN FOR INSPECTION:
N/A



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UNIT 4 UNIT 5



UNIT 1 UNIT 2 UNIT 3

40 Palmerin St
Warwick
Block size 967m²

5 5 5

Plan shown is only indicative of layout
Dimensions are approxmate only
No responsibilty will be taken for any error or mis-statement

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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