

**62-64 High Street, Boonah, Qld 4310**



**Other For Sale**

Wednesday, 1 May 2024

62-64 High Street, Boonah, Qld 4310

**Bedrooms: 1**

**Bathrooms: 2**

**Parkings: 10**

**Type: Other**



Cathy Snip

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## EXPRESSIONS OF INTEREST

This unit and five-shop arcade presents a rare chance to secure a foothold in the beautiful rural town of Boonah. Being only one and a half hour to Brisbane and Gold Coast, this is definitely the place to be. The 680m<sup>2</sup> block is situated in a highly exposed location on High Street, being one of the most foot-trafficked streets in Boonah surrounded by local cafes, general goods stores and being next to the Richlands IGA supermarket and also backing onto Walter Street to allow vehicle access and deliveries. Buying this property guarantees you with a secure income as all 5 shops are tenanted with secured lease agreements. Situated on the top floor, unit 5a is a comfortable unit featuring:- One bedroom with a built-in wardrobe and ceiling fan- One bathroom including a shower, toilet and laundry space- Open plan lounge/dining and kitchen area- Spacious timber look kitchen with breakfast bar, electric cook top and range hood, dishwasher and tiled floor- Carpeted floors throughout- Sitting room and Sunroom- Balcony with beautiful views to mountain ranges.

**Office #1 (Stroud Homes)** The shop, situated with road frontage on the main street of Boonah, High Street, truly is an eye catcher. With its modernised presentation and the spacious four offices is a must for any business. **Key Features:-** Shop Front facing the main street of Boonah- Double glass sliding doors- Kitchenette- Large (8.94m x 4m) common office room- 8.7m x 4.46m board room- 8.2m x 4m office room with built in private office space- 8.4m x 4.5m office room with built in private office space- Freshly painted white walls- Wooden style vinyl flooring- Air conditioning

**Shop #2 (Pathology)** Down the hall this second shop painted blue is used as a pathology practice and entails a large waiting/reception room, pathology room as well as a kitchen and bathroom. **Key Features:-** 7.7m x 4.2m reception/waiting room with carpet flooring- 4.5m x 3m pathology room- Staff room with kitchenette- Bathroom- Air-conditioning

**Office #3** **Key features:-** Total office area: 3.7m x 7.7m- New modern design- Carpet- Includes air-conditioning & water connected

**Shop #4 (hairdresser & Barber)** **Key Features Include:-** Total shop area: 2.9m x 7.7m- Small storage room- Water connected- Accessible to hot water- Air conditioning

**Shop #5 (Boutique Store)** This spacious shop, operating as a boutique retail store has a lot to offer. The 9.33m x 10.64m open room with timber flooring and high ceilings definitely creates a luxurious environment. The shop has another smaller room of 4.64m x 2.79m area for additional use as well as access to a balcony. There is a winch system attached to the balcony providing bulk delivery from ground floor. **Key Features Include:-** 4.64m x 2.79m Storage room- Fitting room- Kitchenet- Balcony- Winch system off balcony- Access to stairs- Timber floors- High white painted ceiling- Storage/office space

Below these shops is a freshly done underground area currently being used as storage but interchangeable to facilitate cars and more. This space has the area of 24.7m x 10.6m including a toilet facility and fire safe room. Continuing outside from the underground area provides you with a large open space for private use as well as a 6.2m x 4.3m lock up workshop and an additional carport ideal for larger vehicles. For More information, contact Exclusive agent Cathy Snip on 0428 725 889

**Disclaimer:** Whilst every effort has been made to ensure the accuracy of the property details & images there is no guarantee of their accuracy, and information is subject to change. Prospective buyers should be encouraged to do their own research and due diligence, including measurement of the property's square footage or land measurements.