



📍 81 Fitzroy Street Warwick

\$ 1,250,000



779m2 Site
495.8m2 under roof

ROI \$83,380 plus GST plus outgoings

increased to
\$92,740 plus GST plus outgoings
August 2024

Rates \$6,000* pa.

Waste Water Mains

Town Water Yes

Mail Yes

NBN Yes

Street front 21.2 metres

Parking Occupants' parking at the rear - ample street parking

*approximate



L I F E S T Y L E

PROPERTY



81 Fitzroy Street Warwick is ideally located in the epicentre of Warwick's CBD. A few metres to the entrance of Warwick's central shopping centre, Rose City Shopping World. Aldi Supermarket is also on the same block.

Last sold in 1996, this is an opportunity to own prime real estate in the growing, rural city of Warwick, Qld.

The building has two tenants defined by 81a Fitzroy Street & 81b Fitzroy Street. Sudz Laundromat has occupied 81b for 13 years.

Income to 25th August 2024
\$83,380 per annum, plus GST, plus outgoings*

Income after 26th August 2024
\$92,740 per annum, plus GST, plus outgoings*



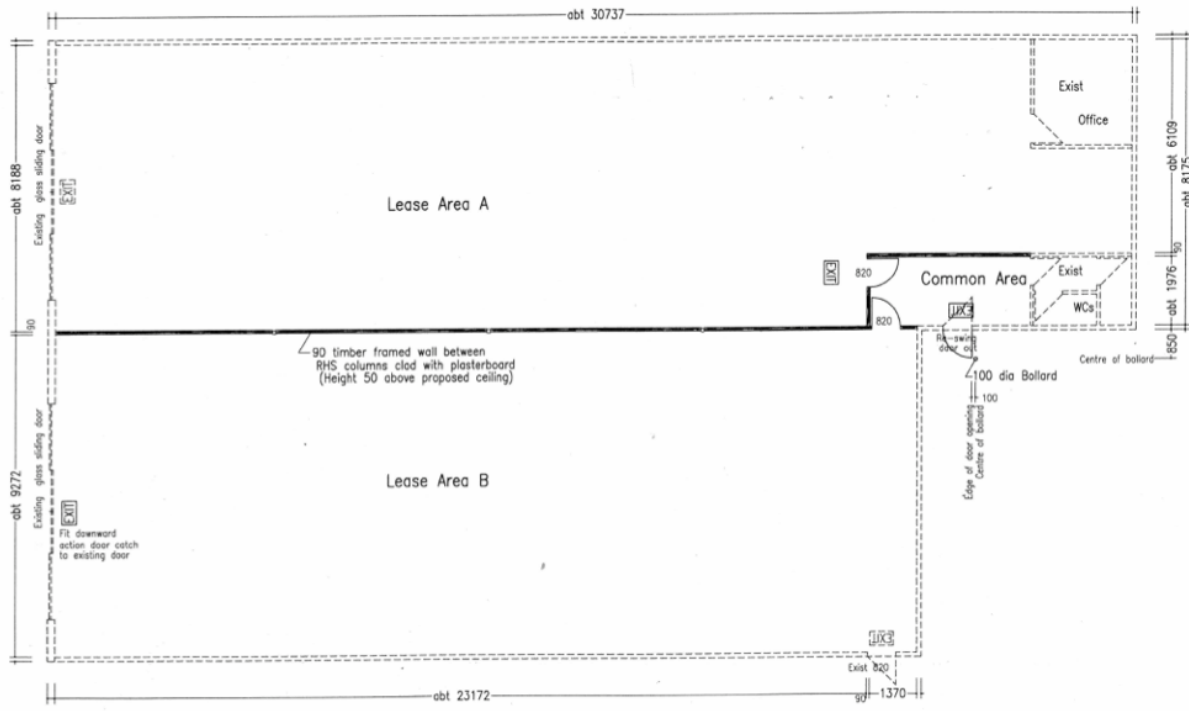
WARWICK

L I F E S T Y L E

PROPERTY

Areas
 Lease Area A - obt 243.8sqm
 Lease Area B - obt 235.7sqm
 Common Area - obt 16.3sqm

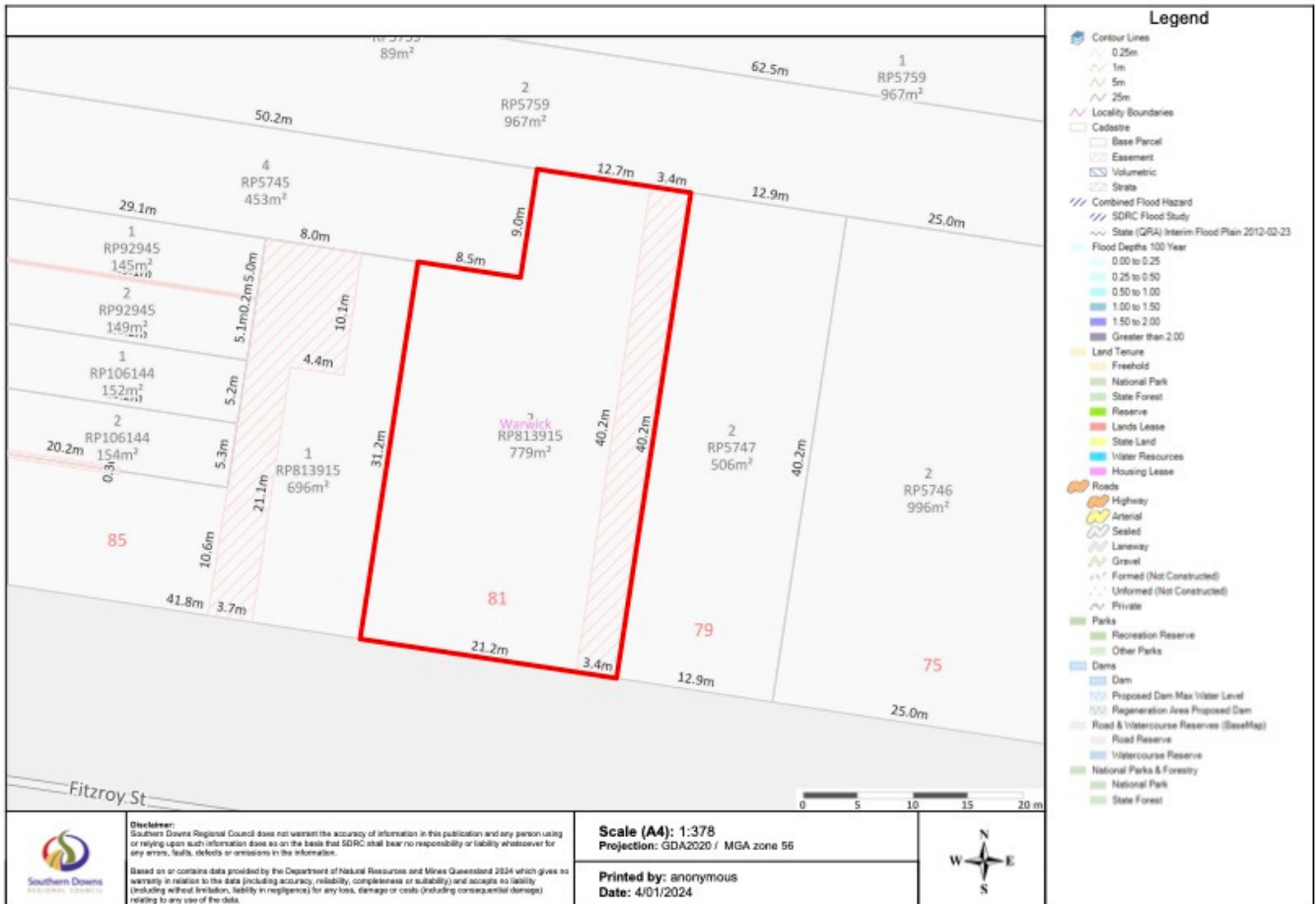
Existing Illuminated Exit Sign
 New Illuminated Exit Sign to AS2293.1



Proposed Addition of Wall to Premises
 P and J Tansky
 81 Fitzroy Street, Warwick

PLAN

Scale FULL SIZE A3 1: 100	Designed and Drawn Ian Dornell	DATE 17/1/07	Plan No 7TANS-01
10/ and MA Dornell 2/1 Finch Street Warwick, 4370 Ph/fax: (07) 4661 3714 Email: dornell@nsdpire.com.au	QBSA Lic No 63353	Archt. -	Plan 1 of 1 Plans



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Scale (A4): 1:378
 Projection: GDA2020 / MGA zone 56
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