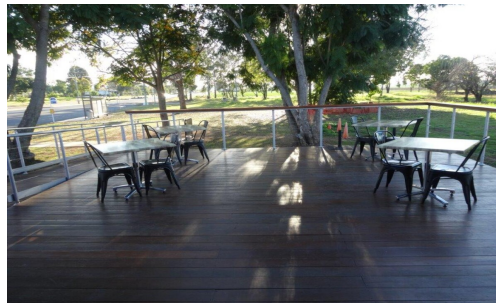


FOR SALE

2 Harris Street, Grantham

Don't miss this rare opportunity to acquire a piece of Grantham's rich heritage with the sale of the iconic "THE FLOATING CAFE" located at 2 Harris Street. Steeped in history and brimming with potential, this beautiful building, dating back to circa 1925, presents an exceptional investment opportunity.

Situated on a sizable and easily accessible block measuring 1,012m², this property offers both convenience and flexibility. Currently leased to a reliable tenant at \$405.75 per week plus GST, this investment provides immediate returns. The lease agreement spans 3 years, with options for an

Price: OFFERS OVER \$300,000

View: remax.com.au/property-details/19519965

Trevor Manteufel
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RE/MAX Success, Toowoomba

additional 3 years and 3 years thereafter, providing stability and long-term potential.

Spanning an impressive 260 square meters of floor space, the property features a covered 6m x 6m deck area with disabled access, allowing for versatile usage options. The building boasts a historic charm combined with modern amenities, ensuring a delightful experience for patrons and visitors alike. All necessary council approvals are in place, streamlining the process for future developments.

With ample off-street parking available, this property offers convenience and accessibility for customers and staff alike. As Grantham experiences exciting infrastructure plans and growth in the coming years, this presents a truly remarkable investment opportunity.

Secure your stake in the future of Grantham and its vibrant community. Whether you are an astute investor or an entrepreneur seeking to make your mark, "THE FLOATING CAFE" presents an incredible opportunity to be a part of Grantham's thriving landscape.

Enquire now to seize this once-in-a-lifetime chance to own a historical gem with unlimited potential. Don't let this opportunity float away - act now and embark on a rewarding investment journey with 2 Harris Street,

<http://www.remaxsuccess.com.au>

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