



PACKAGE: Residence, Unit, Vacant land & Established Newsagency

Established in the heart of Cardwell, Qld and boasting unparalleled views of the idyllic Hinchinbrook Island, 83-85 Victoria Street presents a rare freehold business opportunity package for the discerning investor or entrepreneur. This commercial property, spread across a generous 2,024 square metres, offers a diverse portfolio of assets, including a well-established Cardwell Newsagency operating under the respected franchise name The Lott - Golden Casket.

The property comprises a spacious 4-bedroom residence complete with a sizeable bathroom, separate toilet, and an open plan kitchen that flows seamlessly into the lounge and dining areas. This well-appointed family home is air-conditioned for comfort and allows you to bask in the serene ocean and island vistas.

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Price	\$1.65m
Property Type	Residential
Property ID	1239
Office Area	200 m2

Agent Details

Tamara Stokes - 07 4066 8700

Office Details

Cardwell
65 Victoria Street Cardwell
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07 4066 8700



In addition, there is a rented unit that further bolsters the investment potential, featuring an air-conditioned bedroom, a combination of bathroom and laundry facilities, and an inviting open plan kitchen and living area.

The business aspect of the property is equally compelling, with the Cardwell Newsagency providing a stable and reputable trade. The package also includes vacant land at 64 Bowen Street, expanding the scope for further development or diversification.

Location is paramount, and this offering does not disappoint. Perfectly positioned on a major thoroughfare, the site benefits from the visibility of 6,000+ vehicles daily, ensuring a captive audience for any commercial venture. The facility has the provision to consist of 3 separate shops, currently utilised as a single expansive space.

With its outstanding highway and beachfront location, a mere two hours' drive from both Townsville and Cairns, this property is not just a purchase; it's a lifestyle change with immense commercial potential.

Seize this exceptional opportunity to own a slice of Cardwell's charm and capitalise on its thriving community and tourist appeal. This is more than an investment; it's a gateway to a future rich with possibility.

Package Summary

- Commercial site with two-street frontage (83-85 Victoria Street & 64 Bowen Street)
- Four bedroom residence
- One bedroom unit – Investment
- Vacant land
- Established business – Cardwell Newsagency
- Land area – 2,024m²
- Solar – 33kw I Grid connected system

Business Details

- Cardwell Newsagency

Location Details

- Cardwell is 165 kms from Townsville and 182 kms from Cairns.
- Cassowary Coast Regional Council area
- Commercial Zoning
- Cardwell Queensland Australia freehold premises

Property and Lease Details

- Freehold Premises

Franchise Details

- The Lott – Golden Casket

Business Assets

- A full list is available to prospective buyers.

Hours of Operation

8:00 am until 5:00 pm weekdays

8:00 am until 2:00 pm Saturday

8:00 am until 11:00 am Sunday

Hours and days can be changed

About the Business

Cardwell Newsagency purchased by existing owners in 2013 has a diverse range of products including magazines, newspapers, giftware, toys, children's books, stationery, back to school supplies, souvenirs, homewares, clothing and more. The business could easily be run by two people with casual helpers. Whether you have been looking for a new venture within beautiful Far North Queensland region or are already in our part of the world and wanting a new challenge – this is a great opportunity! No specialist skills are required, as full training can be provided, the ability to be run with minimal staff – this is perfect as a family-owned/operated business.

Please Contact

Hinchinbrook Real Estate wishes you every success in your business search. If you would like further information or to

arrange an inspection of this Commercial package, please call or email us today.

Hinchinbrook Real Estate | Tamara Stokes

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email sales@hinchinbrookrealestate.com.au

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