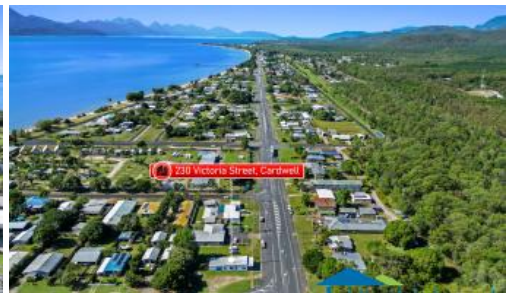




230 Victoria Street, Cardwell



## Prime Commercial Opportunity – High Exposure Bruce Highway Location

Positioned in a prominent corner location on the Bruce Highway, 230 Victoria Street, Cardwell presents an outstanding opportunity to secure a versatile commercial property in a tightly held coastal township.

Set on a generous 644m<sup>2</sup> allotment, this property features an established concrete block building of approximately 150m<sup>2</sup> under roof, offering durability and functionality for a range of commercial uses.

Previously home to the well-known and highly successful Cardwell Seafood, the premises enjoyed a thriving local and tourist trade for many years. The business closed due to the vendor's health, creating a rare opportunity for a new owner to revitalise the site and capitalise on its proven

 1  1  1  644m<sup>2</sup>

Price Offers over \$629,000

Property Type Residential

Property ID 1313

Land Area 644 m<sup>2</sup>

Floor Area 150 m<sup>2</sup>

### Agent Details

Tamara Stokes – 07 4066 8700

### Office Details

Cardwell  
65 Victoria Street Cardwell  
QLD 4849 Australia  
07 4066 8700

potential.

Property features include:

- Prime corner position with excellent highway exposure
- Commercial zoning (previously residential, converted for business use)
- Solid concrete block construction
- Approx. 150m<sup>2</sup> under roof
- 644m<sup>2</sup> block with room for expansion
- Functional layout comprising:
  - Shopfront with service counter
  - Stainless steel commercial kitchen
  - Storage area
  - Rear toilet facilities
- Additional improvements:
  - Carport area
  - Separate shed with tilt door
  - Ample storage throughout
- Flat roof design allowing for future modification or extension

With strong passing traffic, established infrastructure, and space to grow, this property is perfectly suited for food retail, takeaway, café, or a variety of other commercial ventures (STCA).

Don't miss this chance to secure a prime commercial site in the heart of Cardwell.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

07 4000 0700

