








# PRIME COMMERCIAL INVESTMENT – 3 SHOPS, ALL LEASED

91–95 Victoria Street, Cardwell QLD 4849

Hinchinbrook Real Estate is pleased to present 91–95 Victoria Street, Cardwell to the market – an opportunity to secure an established commercial investment comprising three separate shops, all currently leased.

Positioned along Victoria Street in the heart of Cardwell, the property provides investors with the benefit of three established tenancies and multiple income streams, together with prominent exposure in the town's commercial precinct.

Current Tenancies

The property is currently fully leased, with three businesses

1,012m2

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| Price | Offers over $680,000 |
| Property Type | Commercial |
| Property ID | 1341 |
| Land Area | 1,012 m2 |
| Office Area | 42 m2 |
| Warehouse Area | 101 m2 |

## Agent Details

Tamara Stokes - 07 4066 8700

## Office Details

Cardwell

65 Victoria Street Cardwell
QLD 4849 Australia
07 4066 8700

occupying the individual shop spaces:

- Shop 1 – Remedy Natural Health Clinic
  An established natural health clinic operating from the premises.
- Shop 2 – Adrift Cafe Cardwell
  A local café adding to the mix of businesses servicing residents and visitors to Cardwell.
- Shop 3 – Books & Bounties
  A retail business completing the property's diverse three-tenancy mix.

The combination of health, hospitality and retail tenants provides a varied tenancy profile within the one commercial holding.

Property Highlights

- Three separate commercial/retail shops
- 100% leased – all three shops currently tenanted
- Three individual income-producing tenancies
- Diverse mix of hospitality, health and retail businesses
- Prominent Victoria Street frontage
- Central Cardwell commercial location
- Established commercial premises
- Existing rental income from settlement
- Opportunity to secure a multi-tenanted commercial asset in North Queensland

About Cardwell

Set between the Coral Sea and the mountains of tropical North Queensland, Cardwell is a picturesque coastal township known for its relaxed lifestyle, spectacular natural surroundings and position on the Bruce Highway.

Located between Townsville and Cairns, Cardwell services local residents, surrounding communities and travellers along this important North Queensland coastal route.

The township is also a gateway to Hinchinbrook Island and the surrounding waterways, with boating, fishing and outdoor recreation contributing to the area's lifestyle and

visitor appeal. Cardwell's foreshore, coastal outlook and proximity to national parks give the township a distinctive character and help attract visitors to the area.

For commercial property investors, Cardwell offers the opportunity to hold an asset in an established township catering to local residents, surrounding communities, tourists and passing highway traffic.

A Ready-Made Commercial Investment

With all three shops currently leased, 91–95 Victoria Street offers the advantage of an established multi-tenanted investment with rental income already in place.

The property's central location, three separate tenancies and diverse mix of businesses make this an opportunity worthy of consideration for investors looking to add a regional commercial property to their portfolio.

For Sale – 91–95 Victoria Street, Cardwell QLD 4849

For further information, including lease and rental details, or to arrange an inspection, contact Tamara Stokes at Hinchinbrook Real Estate today.

All information provided has been obtained from sources deemed reliable; however, interested parties should undertake their own enquiries and due diligence.

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