

## Port Douglas, 46 Macrossan Street

### RARE DEVELOPMENT / INVESTMENT OPPORTUNITY IN THE HEART OF PORT DOUGLAS

Astute investors will recognise the value of this extremely rare opportunity to secure a 1012m2 commercial site on the main street of Port Douglas that offers excellent road and foot traffic exposure.

Held under the same ownership for the last 35 years, the site currently comprises four separate shop fronts (consisting of 3 tenants) - all with established tenants in place. With the three going concerns well established and well patronised, the site offers the potential to either:

- \* Retain the current premises/tenancies
- \* Improve the premises in its current configuration.
- \* Improve the premises under a new configuration.
- \* Demolish the current premises (STCA) and establish a new retail, commercial or office

#### For Sale

Offers over \$2M considered

#### Contact

**Michael Samson**

0403 066 189

[msamson.portdouglas@ljhooker.com.au](mailto:msamson.portdouglas@ljhooker.com.au)



**LJ Hooker Port Douglas**  
**(07) 4099 4099**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



venture that would immediately set you apart from the rest.

Additional features of the property include:

- Individual shop sizes: 50m2 each x 4
- Large, secure, fully sealed parking area to the rear
- Individual air conditioning, separately metered
- Individual plumbing
- Shared toilet facilities
- Main street exposure
- Well established neighbouring businesses &ndash; driving more foot traffic
- Close to everything that Port Douglas has to offer

To discuss this opportunity further please contact Michael on 0403 066 189 or [msamson.portdouglas@ljhooker.com.au](mailto:msamson.portdouglas@ljhooker.com.au)

## More About this Property

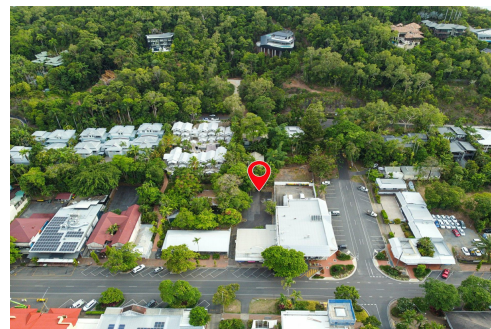
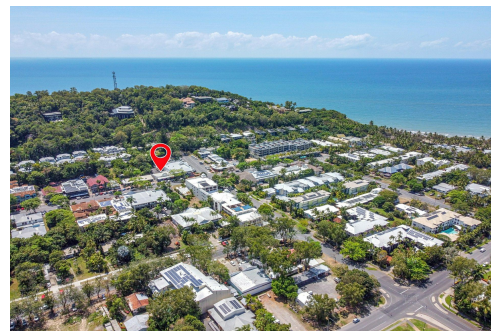
Property ID	139NF4A
Property Type	Retail
Land Area	1012 m2

**Michael Samson 0403 066 189**

Managing Director / Licensee | [msamson.portdouglas@ljhooker.com.au](mailto:msamson.portdouglas@ljhooker.com.au)

**LJ Hooker Port Douglas (07) 4099 4099**

Shop 3/31 Macrossan Street, PORT DOUGLAS QLD 4877  
[portdouglas@ljhooker.com.au](mailto:portdouglas@ljhooker.com.au) | [portdouglas@ljhooker.com.au](mailto:portdouglas@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Port Douglas  
(07) 4099 4099**