



106-108 Long Road, Tamboorine Mountain

A Prime Landmark in Tamboorine Mountain's main Tourist Strip

Tara Imlach and Beau Cater present this rare opportunity, positioned in the heart of Tamboorine Mountain's most tightly held and consistently performing tourist strip. Properties here are rarely offered to market, and when they are, they attract strong interest from buyers who understand the value of location, exposure and long-term positioning.

Tamboorine Mountain continues to grow as one of South East Queensland's most established lifestyle and tourism destinations. With over a million visitors passing through the region annually, combined with a steadily increasing local population and ongoing investment into hospitality, retail and accommodation experiences, the area offers a level of consistency that is difficult to replicate. 'Gallery Walk' sits at the centre of this, drawing a steady flow of day visitors, weekend travellers and destination tourists, all contributing to strong foot traffic and repeat business for operators.

The property itself provides an established and versatile setup, with a cafe / restaurant supported by planning approvals for a food establishment / reception-style venue, including indoor dining and outdoor seating. The existing improvements allow for immediate use,

FOR SALE

Offers Over \$2,000,000

BUILDING AREA

525sqm

AGENTS

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AGENCY

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 **LJ Hooker Commercial**

while still offering a clear pathway for a new owner to step in and enhance, refine or reposition the asset.

From an investment perspective, this is underpinned by strong fundamentals - a well located landholding within a proven precinct, existing approvals, and multiple income streams already established. It is the type of asset that provides both immediate holding income and the ability to create further value over time.

Investment highlights

- Prime position within Tamborine Mountain's main tourist strip
- Established cafe / restaurant use with existing approvals in place
- Multiple income streams across hospitality, retail and residential components
- Strong tourism-driven location with consistent year-round foot traffic
- Generous landholding with excellent exposure
- Longstanding ownership providing stability and proven performance
- Established tenancies with tenure in place
- Annual income of approximately \$155,000
- Grease trap infrastructure in place
- Tank water servicing the property
- Flexible asset suited to investors, owner-operators or value-add buyers
- Significant potential to reposition, enhance or expand the offering (STCA)

What makes this opportunity particularly compelling is the balance between what is already in place and what it could become. The site lends itself to a range of future outcomes (STCA), whether that be elevating the current hospitality offering into a more premium or destination venue, expanding the use of outdoor areas for events and functions, introducing a refreshed retail or tourism concept, or exploring additional income streams such as boutique accommodation or short-term stays. The flexibility of the asset allows it to evolve alongside the market.

Opportunities like this are becoming increasingly difficult to secure on Tamborine Mountain. The combination of location, existing use rights and future flexibility creates a compelling offering in a market where demand continues to outweigh supply.

The property is being offered for sale via Expressions of Interest, closing 26th May at 4pm, and we encourage interested parties to engage early to request further information and secure their position.

Disclaimer:

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MORE DETAILS

Property ID	1YAHXB
Property Type	Retail
	Land/Development
Building Area	525 m2
Land Area	1873 m2
Parking	14

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