

SHOP 10/55 THE ESPLANADE, CAIRNS, QLD, 4870

VIRTUS  
ESTATES

For Sale

COMMERCIAL PROPERTY (FREEHOLD)  
PRIME ESPLANADE PRECINCT



VIRTUS

Property & Business Sales  
TRACY STEINHARDT (07) 4254 3100

FOR SALE

## COMMERCIAL PROPERTY (FREEHOLD) : PRIME CAIRNS ESPLANADE PRECINCT

Located in one of Australia's top tourist destinations, this high-profile commercial property offers a rare opportunity in the heart of the Cairns CBD.

The premises enjoys prime exposure in the bustling Esplanade precinct that benefits from high pedestrian traffic, particularly from cruise ship guests heading to nearby cafes and restaurants. Located next to the Mantra Esplanade Hotel lobby and with Esplanade frontage, the space is currently tenanted by a long term tour booking business.

Zoned for a variety of uses, including retail, food and beverage, wellness, and tourism services, the 67m<sup>2</sup> property is ideal for single or dual tenancy use. A secure on-site car park is available to the owner on the first floor.

Cairns continues to attract strong investment, fueled by its tropical climate, strategic air links, and growing tourism economy, particularly from rapidly expanding Asian markets with direct flight access.

Offered for sale due to the owner's retirement, this is a unique chance to acquire a tightly held asset in one of Cairns' most iconic and active precincts.

### Outstanding Features:

- \* High foot traffic in the most popular Cairns Esplanade precinct
- \* Competitive Body Corporate rates
- \* Secure on-site parking (first floor)
- \* Access to all amenities in the Calypso Plaza Building ( Mantra Esplanade hotel )
- \* Long-standing tenant since 2002 (tour booking agency)

Option: 2Brm apartment (in the Mantra Esplanade) is available to the same buyer as a package deal

0 BED | 0 BATH | 1 CAR

### PRICE:

Tender Offers Invited \$1.1-\$1.2 Million

### OPEN FOR INSPECTION:

N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.