



# FOR SALE

## SECURE FREEHOLD RETAIL INVESTMENT | 5 TENANCIES- DIVERSIFIED INCOME STREAM | LARGEST TENANCY IS AN ASX NATIONAL GROUP | HOLLOWAYS BEACH, QLD

Fiona Green At Realty is proud to offer this exceptional retail investment in one of Cairns' most sought-after coastal suburbs. Situated on a 1,209m<sup>2</sup> site with prominent Oleander Street frontage, the property delivers a secure, diversified income stream anchored by a national tenant, with an immediate opportunity for value-add through one vacant suite.

The property's street frontage on Oleander Street ensures excellent visibility and accessibility for customers and clients. Located in the thriving northern beaches corridor, this retail premises benefits from the steady flow of both locals and tourists who frequent this picturesque coastal suburb. Holloways Beach sits perfectly positioned between Machans Beach and Yorkeys Knob, just 12 kilometres north of Cairns city centre, making it an ideal location for businesses seeking both coastal charm and urban accessibility.

### PROPERTY HIGHLIGHTS:

- Strategic Location: A prime 1,209m<sup>2</sup> land holding in a sought-after coastal suburb, zoned for commercial/retail use.
- Diverse Tenancy Mix: Complemented by a Liquor shop, tattooist studio, Thai restaurant, and a café/restaurant. The smallest tenancy, 75m<sup>2</sup>, is currently vacant, offering an immediate opportunity for an owner-occupier or for lease.
- Total lettable space: 468m<sup>2</sup>.
- Convenience and accessibility: Eight on-site car parks, rear laneway tenant access, and a purpose-built disability-accessible toilet for restaurant patrons, plus two additional amenities for tenants.

### LOCATION:

Holloways Beach has evolved into a vibrant community hub that attracts families, professionals, and retirees drawn to its relaxed coastal lifestyle. The suburb's appeal continues to grow, supported by:

- A beautiful 1.8-kilometre stretch of beach with stinger-resistant swimming enclosure
- Strong community spirit centered around the local Community Hall and various events

0 BED | 0 BATH | 0 CAR

### PRICE:

Contact Agent Fiona Green

### OPEN FOR INSPECTION:

N/A



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