LJ Hooker Bowen
1-36 Powell Street,
BOWEN QLD 4805

18484 Bruce Hwy, Bowen, QLD 4805 **$1,100,000 Going Concern.**

Retail Shop















Freehold Land and Building Investment Opportunity

Positioned on a substantial 16.74-acre freehold site, this high-exposure Bruce Highway property presents an exceptional opportunity to secure a strategically positioned commercial holding in Bowen, within the stunning Whitsunday region. Boasting an impressive 495 metres of Bruce Highway frontage, the property benefits from extra-wide dual entry and exit points, providing outstanding visibility and convenient accessibility for local customers, commercial operators and consistent passing traffic.

Open for Inspection

By Appointment.

The property comprises a 261m² building, which was fully refurbished in 2023 and presents in modern, near-new condition. Major infrastructure upgrades have been completed, further enhancing the functionality and appeal of the property. The building is equipped with a commercial kitchen featuring 3-phase power, together with a cold storage facility, providing valuable infrastructure for a range of commercial and operational uses.

Externally, the property boasts a substantial area of cleared acreage, providing excellent space and flexibility for a range of commercial, rural or storage requirements. The expansive hardstand and parking areas are well suited to trucks, caravans, commercial vehicles, deliveries and customer parking. The site is further enhanced by secure perimeter fencing, a lockable compound and an established security camera system, providing added security and peace of mind.

Located in Bowen within the renowned Whitsunday region, the property benefits from its position in one of North Queensland's most attractive coastal destinations, attracting consistent local and tourist trade year-round. With its prominent Bruce Highway position, substantial freehold landholding, extensive infrastructure and significant highway frontage, this property presents a rare combination of exposure, accessibility, functionality and commercial potential.

*Please note the business Rynn's Seafood & the plants and equipment is not apart of the sale.

Listed By
Tony Doyle
Phone: (07) 4786 1300
Mobile: 0418 777 967

Listing Number: 3552111

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.