



2 Shepherd Cl, Mission Beach



FREEHOLD PROPERTIES WITH MARINE RETAIL AND REPAIR BUSINESS IN MISSION BEACH FOR SALE!

For those entrepreneurs wishing to reap the benefits of such booming leisure activities, this long-established, reputable business, including two ideally-located freehold properties, is being offered to the market for the first time in 25 years.

Boasting Motor, and Trailer Dealerships and a fully equipped Approved EPA Marine Workshop, the Tinnie Shack at pristine Mission Beach has proven to be the market leader on the Cassowary Coast and surrounds. The re-opening of the now upgraded Clump Point boat ramp, breakwater, car park and amenities block is a shot in the arm for the district and provides unprecedented growth potential to The Tinnie Shack's operations.

Further to this, the Mission Beach Town Centre Revitalisation Project is set to breathe new life back into Mission Beach and surrounds for the enjoyment of the community and visitors alike, bringing with it enhanced tourism and investment appetite:

<https://yoursay.cassowarycoast.qld.gov.au/mission-beach-town-centre-revitalisation-project>.

Rarely do such diverse, niche market business opportunities in such a sought after location arise. Strategically located between the major coastal cities of Cairns and Townsville, and the entire Atherton Tablelands, Mission Beach is a well-established community with strong residential growth, recent public infrastructure development including waterpark and a genuine tourism hotspot.

Renowned as the gateway to the famous Dunk and Bedarra Islands,

Price \$2m Plus S.A.V.
Property Type Commercial
Property ID 2858

Agent Details

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Tropical Property Sales
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Mission Beach hosts many signature restaurants, resorts, caravan parks, a major shopping centre, medical centre, primary school and day care facilities.

Features of this outstanding business opportunity include:

- The only fishing tackle, chandlery store in Mission Beach
- Honda Outboard Motor Dealership
- Trailer Stockists: Dunbier
- 4 Bay plus Dry Bay Marine Repairs and Service Workshop guaranteeing quality workmanship for inboard and outboard motors and trailer refits, electrical, welding and minor fibreglass repairs
- Mobile Service and Repair offer, the largest in North Queensland, with dedicated vehicle servicing over 550 clients between Cairns Northern Beaches, Ingham, the Gulf and the Atherton Tablelands
- 3000+ client data base
- Fully trained staff including 1 Workshop Manager/Mechanic, 1 Apprentice, and 1 Contract Seasonal (Winter) Marine Mechanic, 1 Retail Manager and 1 Admin 2iC
- Retail Marine Chandlery, Trailer Parts, Fishing Tackle, Ice, Bait and Stereo
- Electronics Dealership including Hummingbird, Minn Kota, Raymarine, Garmin, Fusion and GME Electrophone
- Boat/Car/Caravan/Shipping Container Storage Facility, either long or short term. Services offered include battery charging, motor running and delivery and pick up. Storage Block will be left vacant for buyers to develop the land as they wish, or, the current storage facility infrastructure will be offered at a current market value if buyers require facility.
- U HAUL Trailer Hire Agent
- Marine Insurance Authorised Repairer and Sales Agent
- Tour Booking Agent
- Boat Detailing offer
- Large Capacity Solar System.
- Queensland Transport HAVRAS
- Marine Park and Marine Infrastructure Consultancy Advice
- Finance Partnerships in place
- Growth potential via the ranging of power equipment, spearfishing apparel, firearms, and caravan accessories.
- Mezzanine floor - Potential for retail expansion.
- Ample on street parking
- 3 Road Frontages- On the main road, Entry blocks to the main industrial estate in Mission Beach, (might need to reword this)

The founding exiting owners are wishing to pursue other interests and are seeking motivated individuals, couples or extended families who recognise the untapped potential offered by The Tinnie Shack.

Register your interest and inspect now!

The Tinnie Shack Business and Storage Business + the Freehold of each adjacent block is available for \$2 Million Plus Stock at Value.

Marketed by Tania @ Tropical Property.

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