



13-19 Teamsters Close (Lot 4 & 5) St, Port Douglas



Build Your Business with Dream Exposure

An incredible light commercial site of 6529m2 with a combined 93 metres of prime highway exposure. Accessed ideally from Teamsters Close there are many options here including a possible sub-division or even gaining highway access by investing in earthworks. The options are yours!

Two x individually titled allotment namely Lot 4 and Lot 5 on RP804923.

* Lot 4 totals 2,552m2

* Lot 5 totals 3,977m2

Lot 4 has a 31 metre wide exposure to the Captain Cook Highway ideal for key signage. Access is via Teamsters Close with a 34 metre road frontage. All 2,552m2 is usable, fully serviced, flat and ready to build on.

Lot 5 enjoys a 62 metre wide exposure to the Captain Cook Highway so traffic travelling at the speed limit of 70kmph will easily spot your business. Lot 5 is burdened with a 766m2 drainage easement which also severs approximately 500m2 of land fronting the highway and adjacent to the Electrical Wholesaler and Shell service station. This leaves a fully usable and flat area of 2,711m2. It is this revised area that the price has been calculated

6,529 m2

Price	SOLD
Property Type	Commercial
Property ID	378
Land Area	6,529 m2
Floor Area	6,529 m2

Agent Details

Callum Jones - 0437 981 195

Office Details

Port Douglas
1/32 Macrossan St Port Douglas
QLD 4877 Australia
07 4099 5550



on.

The entire site is being sold together and the listing price is \$125 per m2 for the usable land only. This total ready and usable land size of 5,263m2 applies therefore \$657,875.00. The 500m2 of land on the northern side of the easement is absolutely perfect for signage and could be readily leased by a number of commercial clients amongst other uses and yet it is free with the purchase.

Contact Callum Jones for your information report and all details on 0437 981 195 callum@theagentportdouglas.com

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