



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

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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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