

**12 RAINBOW SHORES DRIVE, Rainbow Beach, Qld  
4581**



**Other For Sale**

Sunday, 26 May 2024

12 RAINBOW SHORES DRIVE, Rainbow Beach, Qld 4581

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 23**

**Type: Other**

## OFFERS OVER \$2,500,000

To enquire, please email or call 1300 815 051 and enter code 6959 Rainbow Beach is a Coastal tourism hotspot, gateway to K'gari (Fraser Island) and surrounded by spectacular nature and wildlife that you just can't get anywhere else in Queensland. The property comprises a corner allotment situated in the 'Rainbow Shores' estate approximately 1.5 kilometres to the north of Rainbow Beach on the road to Inskip Point and approximately 250m walk to the beach. Situated amongst lush tropical gardens, this retail / commercial development is the only commercial site in Rainbow Shores and could be a hub for a range of uses - restaurant / bar / craft brewery / distillery / smallgoods store / luxury spa / serviced office hub. The double story building, with all the conveniences of a comfortable home, could be your accommodation while you run your successful business and play in nature's backyard. The buildings have been fully renovated by the current owner. The main building comprises of a commercial kitchen and bar area that has a soft shell finish ready for new installation with a grease trap, exhaust flue, cold room, dry store and chemical store already in place. The Restaurant/ Bar area has extensive indoor and outdoor dining areas and overlooks the landscaped gardens and lawn. Additional areas include 3 retail spaces, male, female and disabled amenities (4 in total). The second building is a two storey office building which comprises entry foyer/reception, conference room, kitchen/laundry, wet bar and powder room on level one and 3 offices, open office area/foyer with wet bar and bathroom on the second level. With amenities on both levels this building can be separately leased or used as accommodation. Ancillary improvements include bitumen driveway, extensive landscaping and well maintained lawns, timber decking, shade sails, exposed aggregate, gravel and paved paths, bore, 2 x 36m<sup>2</sup> double lock up garages with 21m<sup>2</sup> awning, 23 car parks plus this property is connected to NBN Fibre to the Node which can support download speeds up to 50Mbps and 20Mbps upload. This site presents many options for a motivated buyer to capitalise on this popular tourist destination and serve a vibrant local community. Total Outgoings \$16,720 (Council Rates and Insurance) Contact Bonnie for a full information memorandum. To enquire, please email or call 1300 815 051 and enter code 6959