

**3 Main Street South, Moore, Qld 4314**



**Other For Sale**

Sunday, 24 March 2024

3 Main Street South, Moore, Qld 4314

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 6**

**Area: 1821 m2**

**Type: Other**



Amanda Ahern  
0754337800

**CIRCA \$440,000**

A successful Bike Hire, Repair and Sales Business currently operates from this premises. # The listed price is for the freehold ownership of the property# Options to build your dream home and operate a home based business# The Bike Business can be negotiated separately as a "Going Concern". # Beautifully renovated site with rustic fencing lending a rural vibe and great road appeal # Positioned approximately 100m from the Brisbane Valley Rail Trail # 44m<sup>2</sup> street frontage with ample parking and side access# Ideally positioned to capture passing D'Aguiar Highway traffic# Business shed is 169m<sup>2</sup> with 3 phase power# Front of shop fit out with a designated Sale/Showroom display area# Glass sliding door to the Outdoor Entertaining area for customers needing a rest stop# 2 x Elevated loft spaces for light storage# Wash down bay for the bikes# Laundry, toilet and staff kitchen# 3 phase powered and lined 6 x 9m shed with a tilt door out to a 2 bay carport# There is a 2nd unpowered open shed for extra storage# Bore in place which is great for gardening and washing of vehicles# 2 x 10,000 litre water tanks# 1,821m<sup>2</sup> flood free site # Backs onto Wallaby Creek providing potential for short-term accommodation There are alternative home based business opportunities that could be explored and carried out from such a well positioned main village location with change of use approvals from Somerset Council. Do not miss this opportunity in the Heart of Moore - Call Amanda Ahern today to inspect! Beautifully Renovated Freehold Site on 1,821m<sup>2</sup> Within 100m from the Brisbane Valley Rail Trail Currently Bike hire/repairs & sales (Opportunity to purchase the business) Price is for the freehold - flood free centre of town site Business shed is 169m<sup>2</sup> with 3 phase power Designated Sale display area Workshop with 2 x storage areas above Wash down bay for bikes Toilet, laundry and Staff kitchen Rear Lock up shed plus 2 bay carport (3 phase power) Bore for the Gardens and vehicle washing 2 x 10,000 litre water tanks Opportunity for other business ventures suited to a prime village location.