

# Main Street, St Marys, Tas 7215

## Residential Land For Sale

Thursday, 25 April 2024



Main Street, St Marys, Tas 7215

Area: 941 m2

Type: Residential Land



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## Offers Over \$449,000

Situated in a prominent, high traffic position on the main street of the charming country town of St Marys (just 15 minutes drive to the stunning Tasmanian East Coast) Maple on Main Café & Restaurant enjoyed a roaring trade. As well as a much loved regular meeting place for locals, it's location (being situated directly opposite the IGA) was also a popular stopping point for the hundreds of travellers heading to the coast. Part café, part gallery, with a high-end fit out fully approved to current council regulations, the building features soaring ceilings with exposed beams, an outdoor dining deck area, a fully equipped commercial kitchen even a Michelin Star restaurant would be proud of, large unisex accessibility complaint facilities, a coffee window and multiple lounge/dining zones - with potential for expansion (STCA). Whether you are wanting to benefit from the community and traveller demand for this style of eatery or on a smaller scale offering coffee and snacks from the street front coffee counter, you can invest as much or as little time as would suit your lifestyle. With a charming 1940's shopfront renovated in 2022 to spec, the substantial rear of the property, originally a blacksmith shop in the 1920's, could be converted to living accommodations (STCA) giving you both a unique home and ready to go business opportunity. Set on a 941m<sup>2</sup> block bounding the creek at the rear, this iconic property comes with all equipment and café furnishings included. This is a walk in and start trading opportunity. For the current owners this was a labour of love and was a valuable part of the community. They have, however, decided to spend time travelling long term. The community would be very keen to see this hot spot back on the radar and would welcome the new owners with open arms. Financials are available on request. Additional Property Information: Land size: 943m<sup>2</sup> Building size: 334m<sup>2</sup> Boundary includes creek frontage Zoning: Local business Harcourts St Helens has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.