

## About Us !

Real Estate Downunder specialise in commercial property, unique rural, residential estates and tourism related businesses. Through experience we are placed to offer our clients a value-added service. Efficiency, reliability and trustworthiness ensure that each and every transaction is accurate, on time and 100% transparent. We are at your service!

## Opportunity at hand!

- 🌀 Prime commercial high street location
- 🌀 Steady 11.3% return on investment.
- 🌀 Two loyal tenants, + 3 sub-tenants
- 🌀 Easy to maintain self manages.
- 🌀 Retail, Office & Tourism mix.
- 🌀 Popular location for local traffic, tourists and cruise ship passengers.
- 🌀 Premium position, make the most of Cooktowns future growth from the sweet spot on the high street

## Property Features

- High Street location
- ROI 11.3%
- Two Shop Tenancies
- 27 Caravan sites
- CBD Prime
- Development site
- Off Street Parking
- Commercial Zone
- Excellent condition
- Self Managed
- Three frontages

OFFERED AT **\$1,690,000**



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388 Mungumby Road  
Helenvale/Rossville via  
Cooktown Qld 4895

*Discover a place you'll enjoy to own.*



## Opportunity

With sealed vehicular access through out most of the region and north, along with high speed optic fibre internet, connectivity is prime. Be part of Cooktown's future growth from a unique position on the high street.

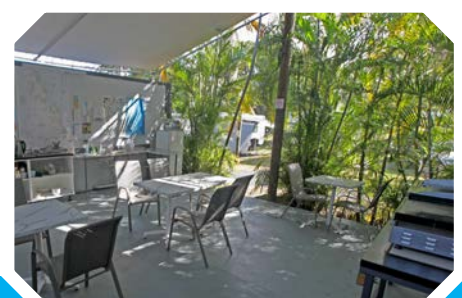
This property makes an ideal active or passive investment, offering sound returns for an outright buyer after expenses. Currently with two separate retail tenants and 3 sub tenants with property management in place. All retail buildings and travellers park reception are of solid construction, the ablution block is a demountable unit, there is little upkeep outside of general maintenance. The property is easily managed with just two people. Cabins for visiting workers and tourists could be added as there is a sewerage line running along northern boundary to tap into.

## Location

Cooktown the tropical gateway to Cape York attracts thousands of domestic and international visitors each year, Grassy Hill, Cooktown Museum, the waterfront and town centre are must see places. Pristine beaches, tropical lagoons, waterfalls, and regional outstanding fishing await,

Cape York is noted to be one of the world's last untouched frontiers, for many it is on the top of the bucket list. Cooktown is a unspoilt, small historic coastal town surrounded by stunning unparalleled countryside, Aboriginal culture, nestled inside Australia's Great Barrier Reef.

With its laid-back atmosphere and friendly people it is a charming place to call home. Cooktown sits at the mouth of the Endeavour River, 267km north of Port Douglas.



*A top place to invest and grow with!*



## Particulars

- 🌀 Current gross revenue \$ 260,000 - 290,000
- 🌀 Outgoings approx \$100,000
- 🌀 Land size 4,851 sqm
- 🌀 Shop 1 = 175m<sup>2</sup>
- 🌀 Shop 2 = 80m<sup>2</sup>
- 🌀 Shop 3 = 80m<sup>2</sup>, Shop 4 & 5 80m<sup>2</sup>
- 🌀 Caretakers Residence = 52m<sup>2</sup>
- 🌀 Charlotte Street frontage = approx 48.6 m
- 🌀 Adelaide Street frontage = approx 48.6 m
- 🌀 Walker Street frontage - 107 m
- 🌀 Shop 1 - tenancy term 3 years + 3 years. Current tenant since 2/21. | Bakery Cafe
- 🌀 Shop 2, 3, 4 & 5 - tenancy term 3 years + 3 years. Current tenant since 2018. renewed 15/5/22 RE Agent sublets space to Accountant & Lawyer
- 🌀 Tourist Park hosts 27 sites incl 1 x luxury van, laundromat, guest kitchen and ablution block.

## Highlights

Cooktown receives around 80% of all tourists travelling on Cape York. This is the only tourist park located in Cooktown CBD and is the first choice for many visitors. Facilities include a pool, an on-site van, a camp kitchen and a laundry. The management/office accommodation has one bedroom and a combined living, dining and kitchen area with a reception window - plenty of opportunity to upgrade to suit needs and living styles.

The Orchid Travellers Park ranks highly on Wikicamps and Google. Current rates are \$39 per site powered and \$36 unpowered and \$120 per night for the onsite van. The park is small enough for a 2 people to run. With the shops it offers an ideal opportunity for a couple looking to own and operate their own business. Peak tourist season is May to October and the quiet wet season January to March allows for down time. The Shops' income compliments the Park's revenue, providing a solid revenue base all year. Add 5 more onsite vans/cabins and increase the revenue potentially by \$95,000 p.a.



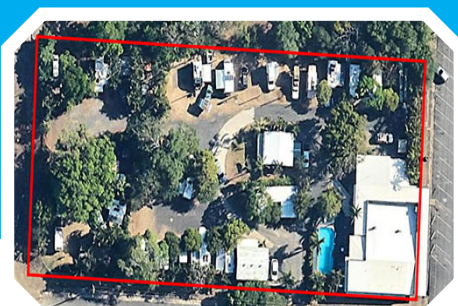
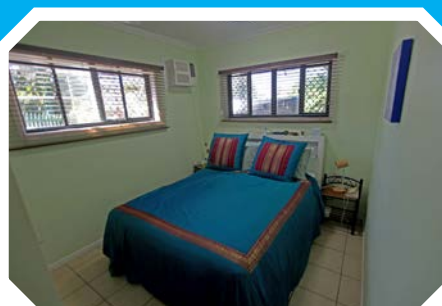
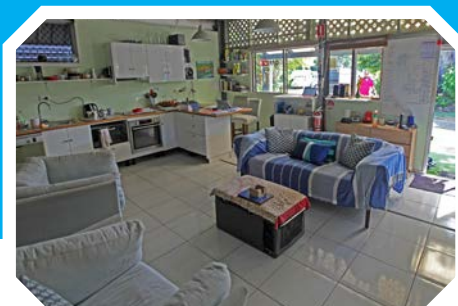
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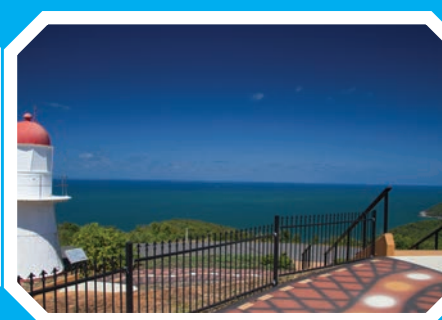
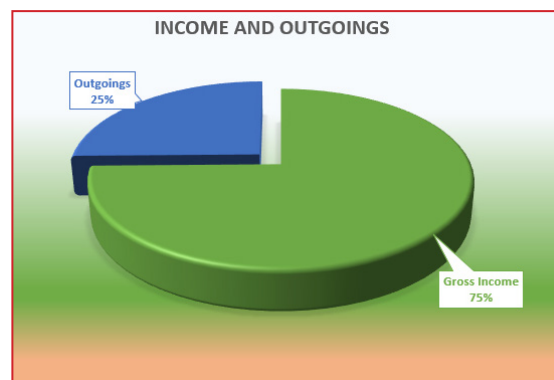
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## Commercial Facts



## Regional Update

Be part of Cooktown's future growth from a prime position. With the Mulligan Highway sealed for the past 15 years and optic fibre to Cooktown places connectivity for Cape York at a premium. This for many recent years now, has made commercial enterprises prosper.

Cooktown is a charming historical coastal hamlet, unspoilt by the urgency of modern life. Its close proximity to nearby reefs, deserted beaches and river systems make it an ideal fishing destination. While it is best known for its endemic wildlife, culture, history, bird watching and infamous barramundi stocks the region is an enchanting place to call home.

Real Estate in 2021-22 is much better than previous years. Most investors are buying due to the secure returns, The regions growth is unlikely to match the likes of other places or lose its frontier charm in a hurry. However we have two high schools here, and soon a new hospital facility offering more services and employment. In 2021 Cooktown and the whole of Australia celebrated 251 years since the arrival of Captain Cook. The regions domestic tourism is booming and international tourists are back in strong numbers!

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