



260 Byrnes Street, MAREEBA, QLD 4880

HIGH EXPOSURE | PRIME POSITION | DUAL STREET ACCESS

Positioned on Mareeba's major arterial corridor, this substantial 10,180m² commercial site presents a rare opportunity to secure a high-profile landholding with exceptional exposure and development potential.

Fronting Byrnes Street, Mareeba's main thoroughfare, the property benefits from outstanding visibility to local, industrial, agricultural and tourist traffic travelling between Cairns, the Atherton Tablelands, Dimbulah, Chillagoe and the Gulf region. The site also captures strong daily traffic generated by Mareeba's role as the principal commercial and service centre of the Northern Tablelands.

With dual street frontage to both Byrnes Street and Kennedy Street, the property offers excellent accessibility, flexible site design options and significant exposure for future commercial development.

Strategically located just minutes from Mareeba's CBD and surrounded by established national and local businesses, the property is ideally positioned for a range of commercial, retail or service-based uses (subject to relevant approvals).

The site is also positioned alongside Mareeba's approved new Woolworths shopping

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TYPE: For Sale

INTERNET ID: 30P2012

SALE DETAILS

\$1,200,000

CONTACT DETAILS

Malanda

21 James Street, Malanda
Malanda, QLD
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Michelle Raso

0428 116 136

precinct, a major retail development expected to further strengthen the area's commercial appeal. There is also adjoining unutilised Crown land, formerly a rail corridor, which may present future acquisition opportunities, subject to State Government approval. This is a rare chance to secure a significant commercial site in one of Mareeba's most prominent locations

Property Features:

- 10,180m² commercial site
- Dual street access from Byrnes Street and Kennedy Street
- Business zoning suitable for a variety of commercial uses (STCA)
- High-exposure frontage to one of Mareeba's busiest traffic corridors
- Significant road reserve along Byrnes Street with potential for customer parking, deceleration lanes or enhanced site access (subject to approval)
- Located near major established operators including Coles, McDonald's, Service Stations, Agricultural and Motor Vehicle Dealerships
- Neighbours the proposed new Mareeba shopping centre development
- Minutes from Mareeba's town centre, schools, services and key infrastructure

Opportunities of this scale, positioning and exposure are exceptionally rare for more information contact Elders agent Taylor Taylor 0477 415 031 or Michelle Raso on 0428 116 136 .

- Land Area 1.02 hectares
- Commercial Type:

