

JUST LISTED



52 Second Avenue, Maroochydore



Flexible space. Prime position. Ready for Maroochydore's next chapter!

FOR LEASE: FLEXIBLE OFFICE & WAREHOUSE SPACE ON THE EDGE OF THE NEW MAROOCHYDORE CBD

- Prime Maroochydore location
- Flexible floorplate
- Onsite parking

Just approximately 200-500 metres from the emerging Maroochydore CBD, 52 Second Avenue offers a rare opportunity to secure a freestanding commercial property in one of the Sunshine Coast's most strategically positioned business locations. Sunshine Plaza is approximately 850 metres away, with Ocean Street, the Maroochy River and major road connections all within easy reach.

With approximately 445m² of building area across two levels, the property combines office accommodation with practical

📏 668m²

Price	\$150,000 p.a.
Property Type	Commercial
Property ID	3388
Land Area	668 m ²
Office Area	166 m ²
Warehouse Area	147 m ²

Agent Details

Candice Whinnett - 0408 144 448

Office Details

Code Property Group
9/15 Nicklin Way Minyama,
QLD, 4575 Australia
07 5438 3444

warehouse space and substantial on-site parking. Importantly, there is flexibility to lease the entire building or discuss smaller tenancy configurations, making it suitable for a broad range of businesses.

Property Highlights:

- Approx. 445m² total building area
- Approx. 299m² ground floor + 146m² first floor
- 668m² land area
- 11 on-site car spaces
- Office accommodation across two levels
- Reception and multiple office/work areas
- Boardroom/meeting areas
- Air-conditioned offices
- Kitchen and staff facilities
- Male and female amenities
- High-clearance warehouse
- Roller-door access
- Secure perimeter fencing
- Server/communications room
- Principal Centre zoning
- Whole building or smaller tenancy options considered
- Location Is the Standout

For businesses wanting to be close to the growth and activity of central Maroochydore without sacrificing parking, warehouse access and operational space, this is a compelling combination.

The property sits in an established commercial precinct immediately beside the new CBD, providing excellent access for staff and customers while placing your business within minutes of Maroochydore's major retail, dining and commercial destinations.

Approximate distances:

- Maroochy CBD - 200-500m
- Maroochy River - 750m
- Sunshine Plaza - 850m
- Ocean Street - 1km
- Sunshine Coast Airport - less than 10km
- Flexible Leasing Options

The property is being offered with flexibility at the centre of the leasing strategy. Lease the complete facility or talk to us about a configuration that works for your business.

Short-term and long-term proposals will be considered, including requirements for office, showroom, trade, storage or commercial uses, subject to relevant approvals.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.