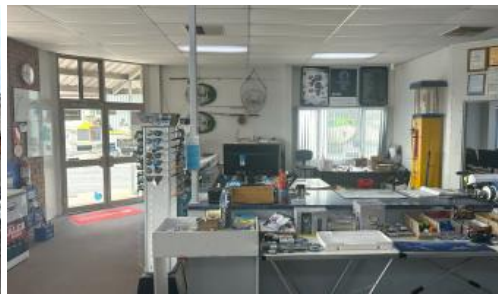




98-104 Main Rd, Port Pirie



Outstanding Business & Freehold Opportunity

An exceptional opportunity to acquire the thriving Wardle Marine business and its extensive freehold property in a prime location with high exposure. This is a rare chance to secure a flexible site with solid infrastructure, limited local competition, and future growth potential.

Key Highlights:

- **Business & Freehold Sale** – Purchase both the well-established Wardle Marine business and the property it operates from.
- **Prime Location** – Situated on a high-traffic main road with dual street access, this site enjoys exceptional visibility and ease of access for customers, deliveries, and contractors. Only a stone's throw away from the local boat ramp – perfect for marine enthusiasts.
- **Flexible Site with 3 Titles** – The freehold includes multiple titles and provides scope for further development or expansion. Total land size is 2,363sqm*.
- **Modern Retail & Office Space (Built 1997)** – The brick and Bondor construction offers a generous retail space, kitchen and bathroom amenities, and a dedicated office area with a total size of 18m x 15m*. This modern facility is perfect for both customer-facing operations and back-end business activities.

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Price

Expressions of Interest
USP

Property Type

Commercial

Property ID 11642

Office Area 270 m2

**Warehouse
Area** 300 m2

Agent Details

James Wardle - 0407 362 105

Sean Manfield - 0438 864 146

Office Details

Port Pirie

90 Florence Street Port Pirie, SA,
5540 Australia

08 8633 4555

WARDLE

- Climate Control & Efficiency – The main building is serviced with evaporative air conditioning, a 10kW solar system feeding back into the grid, NBN connection, and mains water connection.
- Large Shed (Built 2020) – This spacious 100' x 30'* shed features roller door access at both the front and side, making it ideal for storage, servicing, and workshop purposes. Equipped with 3-phase power, overhead lighting, and a concrete floor, this shed is designed for heavy-duty use.
- Standalone Workshop – Located on its own title at the rear of the property with side access from Wilkins Street, the workshop is 40'x40' with an office, concrete floor, single-phase power, and water connected, making it a perfect spot for maintenance and servicing.
- Exclusive Marine Partnerships – Wardle Marine enjoys exclusive memberships with Mercury, Jay Boats, and Bargain Boat Bits, giving it a competitive edge in the regional market.
- Secure Site – The entire property is fully fenced with electric gates and monitored security, offering peace of mind and protecting your investment.
- High Exposure & Convenience – The property's location on a busy road, combined with proximity to the local boat ramp, ensures high visibility and easy access for clients.
- Additional Infrastructure – The site is fully equipped with water, NBN, and three-phase power, supporting a wide range of business operations.
- Managers residence with front workshop and main road frontage adjoining the property also available to purchase separately.

Please note the property boundary overlay is a guide only

Expressions of Interest Due Thursday 12pm, 11th September 2025 - Unless Sold Prior

Price Guide: \$1.45m (Business, P&E & Freehold) + Stock at valuation

LGA – Port Pirie

Zoning – Township Main Street

Site Area – 2,363sqm*

* Denotes Approximate

For more information or to arrange an inspection, contact Sean Manfield 0438 864 146 or James Wardle 0407 362 105.

RLA228106

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.