







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 \$1,450,000
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



- 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 heavyduty 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

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

LGA - Port Pirie

Zoning - Township Main Street

Site Area - 2,363sgm*

* Denotes Approximate

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

RLA228106

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