



98-104 Main Rd, Port Pirie



## Outstanding Business Opportunity

An exceptional opportunity to acquire the thriving Wardle Marine business in a prime location with high exposure. This is a rare chance to secure a profitable business with limited local competition, and future growth potential. Lease or purchase options available for the prime freehold site.

### Key Highlights:

- Business Sale – Purchase the well-established Wardle Marine business.
- Lease or Purchase property - Opportunity to lease portion or the whole site with purchase option also available
- 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\*.

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<b>Price</b>	\$95,000 + SAV
<b>Property Type</b>	Commercial
<b>Property ID</b>	11642
<b>Office Area</b>	270 m2
<b>Warehouse Area</b>	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



This modern facility is perfect for both customer-facing operations and back-end business activities.

- 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, Sea 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\*\*

Sale details - \$95,000 (Business, P&E) + Stock at valuation

LGA – Port Pirie

Zoning – Township Main Street

\* 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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