



**Shop 3/171-183 Main Street Montville QLD**



**FOR SALE and Available to LEASE!**

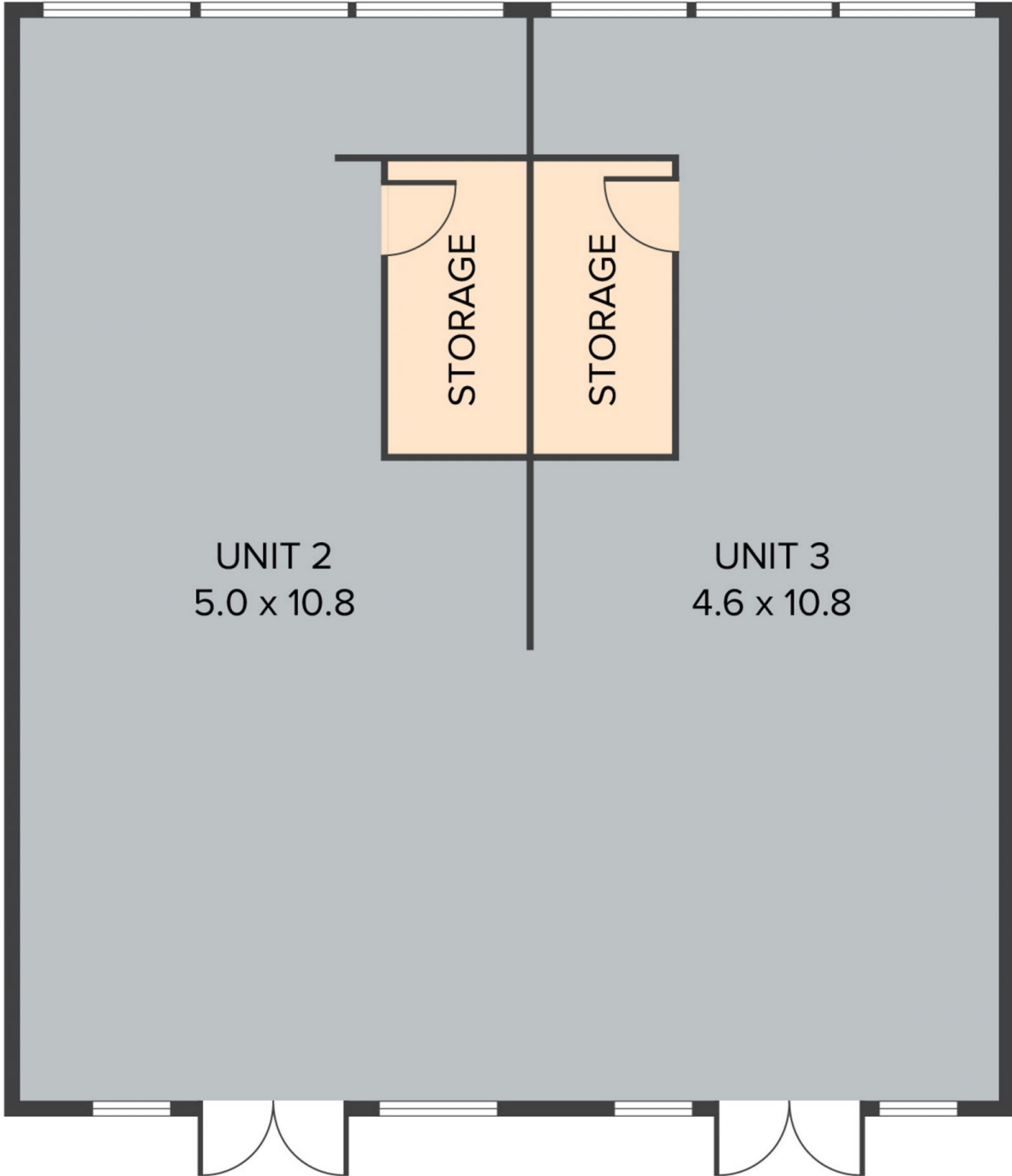
Located in the iconic The Pottery building in Montville village, part of the beautiful Sunshine Coast Hinterland region. Owner is offering both units 2 and 3 on the basis that they are sold together.

- Shop 2 - 45m2 plus 9m2 exclusive use area \$335,000
- Shop 3 - 44m2 plus 9m2 exclusive use area \$335,000
- Great signage opportunities with high visibility
- Russell Family carpark is a short walk making it a popular first stop for visitors to Montville
- Visitor information centre is just across the road which is very popular with tourists
- Shop space 2 and 3 are available for vacant possession as from 26th July 2023
- The dividing wall could easily be put back in to create two

**Price** : \$335,000  
**Building Size** : 44 sqm  
**View** : <https://www.brantandbernhardt.com.au/sale/qld/sunshine-coast/montville/commercial/retail/7261705>



**Susan Brant**  
**0428 573 170**



**U2 & U3, 171-183 Main Street, Montville**

**TOTAL APPROX. RETAIL SPACE 109 SQ.M**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.