



SUNSHINE COAST



MARKET UPDATE

MAROOCHYDORE - 6 Blanck St

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Exceptional Lease Opportunity

Discover an exceptional lease opportunity at 6 Blanck Street, Maroochydore, where versatility meets prime location. This property features three separate units, offering flexibility for a variety of business needs, making it perfect for established businesses or owner-operators looking to expand. Whether you envision commercial offices, a wellness, activity or fitness hub, an allied health clinic, a training centre, or accommodation for NDIS Independent Living Options (ILO) or NDIS/Health Service Hub, this property caters to all. Positioned in growing Maroochydore, 6 Blanck Street is your gateway to success in a thriving, dynamic community.

6000+

NDIS
Participants



3

Major
Hospitals

**Strategic
Location, Strong
Economy and
Future Growth**

Rare Opportunity in a Community Facilities Zone

The Community Facilities Zone is designed to be a dynamic hub where your business can thrive! Whether you're offering health services, cultural programs, educational opportunities, or creative ventures, this zone supports a diverse range of activities that meet the evolving needs of the Sunshine Coast's vibrant communities. It's all about creating a space where your services can flourish, with easy public access and a focus on fostering community connection and growth. Leasing here is perfect for bringing your vision to life.



If you crunch the numbers, even without the opportunity to sublease areas within 6 Blanck Street, Maroochydore, makes this property an unbeatable deal. With the added potential to generate income per room, you can significantly offset the weekly lease. This creates an incredible value proposition, allowing you to operate your business while minimizing costs through strategic subleasing. Don't miss out on this prime opportunity to secure a versatile, income-generating space in Maroochydore.



6 Blanck Street

MAROOCHYDORE



2112 0994 Mobile (Text) 0483 949 659



manachproperty@email.property.com



Unit 1 (2 Rooms/Beds, 1 Bath)

A versatile ground-floor property, offering a unique opportunity for accommodation or a professional clinic/consulting space. Features two bed/ office rooms, a bathroom, and a new kitchen.

Step outside to the private courtyard that offers endless possibilities. Whether you envision it as a cozy outdoor retreat for tenants or a boutique café courtyard.



Unit 2 (4 Rooms/Beds, 1 Bath)

Introducing the expansive upstairs space, offering a versatile layout that can be tailored to suit your unique needs. This property features four bedrooms or office spaces, providing ample room for a variety of uses.

The massive open-plan living and dining area is a standout feature, perfect for hosting workshops, training sessions, or creating a collaborative office environment.

Whether you're looking to live on-site while running clinic rooms or a wellness/fitness center, or simply need a spacious and flexible workspace, this property delivers on all fronts. With its adaptable design and abundant natural light, the upstairs area offers a dynamic space that can evolve with your business or lifestyle needs.



Unit 3 Multiple Amenities, 2 Kitchenettes, Stage

This newly renovated downstairs open-plan space is a versatile gem, ideal for a variety of business or professional uses. The area boasts two modern kitchenettes, providing convenience for both staff and clients. With a wheelchair-accessible entrance, a shower, and multiple toilet amenities, this space is thoughtfully designed to accommodate all needs.

The layout includes two potential private office or clinic spaces, offering the perfect setup for consulting rooms or a professional workspace.

Additionally, the property provides 15 dedicated car parks with additional side parking, ensuring ample parking for clients and staff. This accessible space is ready to support your business vision, offering functionality and style in a prime location.



Stationed in the heart of the growing Sunshine Coast.

*Some of the images provided have been virtually staged with furniture to illustrate potential placement and are for illustrative purposes only. All statistics, zones and figures mentioned in this publication are estimates, and any prospective tenant should conduct their own investigations to determine the suitability of this property for their specific needs.



manach australia

Private Inspections

Rental portfolio - Community and Commercial



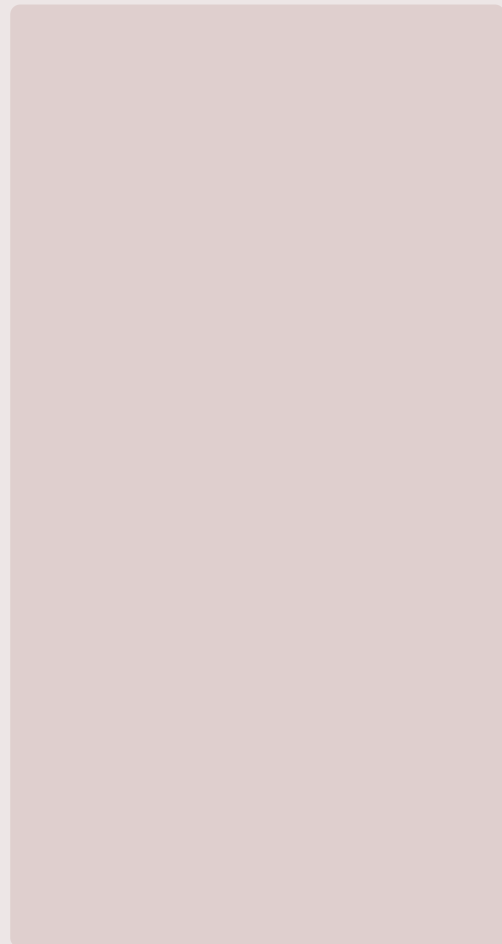
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BLANCK STREET

Exceptional Commercial NDIS/Community Investment Opportunity

Versatile spaces come together in a prime location perfect for an astute business operator. This expansive property, available for long term lease, features a range of flexible options, including a ground-floor unit suitable for accommodation or clinic rooms, a spacious upstairs living and office space ideal for workshops or training, and a newly renovated downstairs open-plan area with two private offices, multiple amenities, and 15 car spaces. Opportunity to generate additional income by subleasing areas if required. With the ability to support various business models, from NDIS, health and wellness centers to consulting rooms or even Independent Living Options (ILO), this property offers unparalleled value. Opportunities like this are rare and won't last long. Register your interest today to secure this versatile and highly adaptable business space in Maroochydore.

Welcome to Your New Business Hub 6 Blanck Street Maroochydore



6 Blanck Street



Property Details

Unit 1

Airconditioned, New appliances, Suitable for Office/Consulting room or 2 Bedroom Accommodation.

- 2 Rooms with Built in Cupboards
- 1 Bathroom/ Laundry
- 1 Kitchen

More information:

Phone : 2112 0994

Text 0483 949 658

Email: manachproperty@email.propertyme



Property details

Unit 2

Air conditioned, Large Open Plan Living/
Dining or Office Space

4 Bedrooms

1 Bathroom, Separate Toilet, Laundry

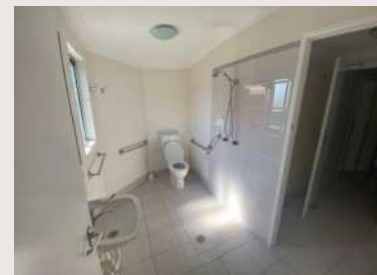
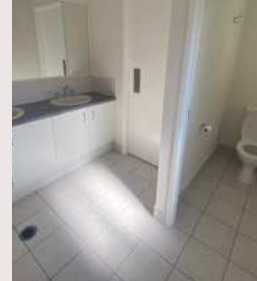
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6 Blanck Street



Property details

Unit 3

Open Plan, Multipurpose Office- Training -
Health Gym Space, Wheelchair Accessible

2 Office

2 Kitchenettes

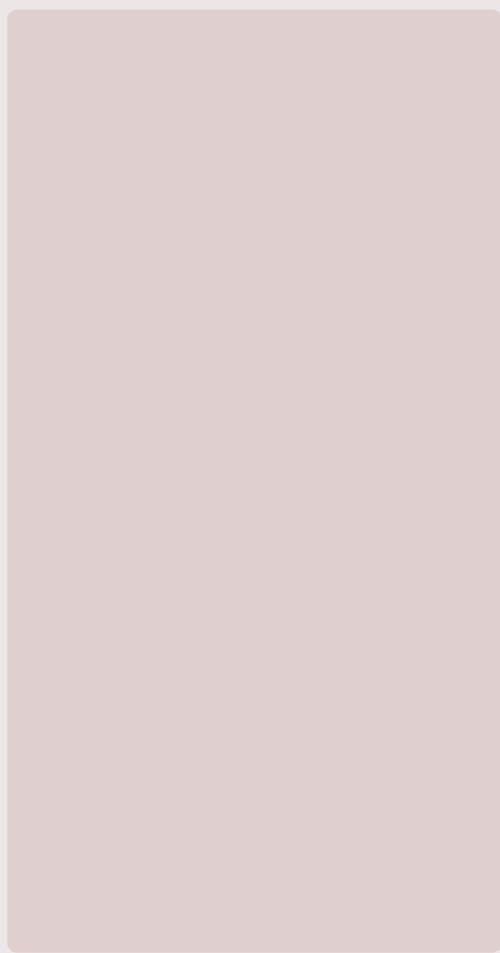
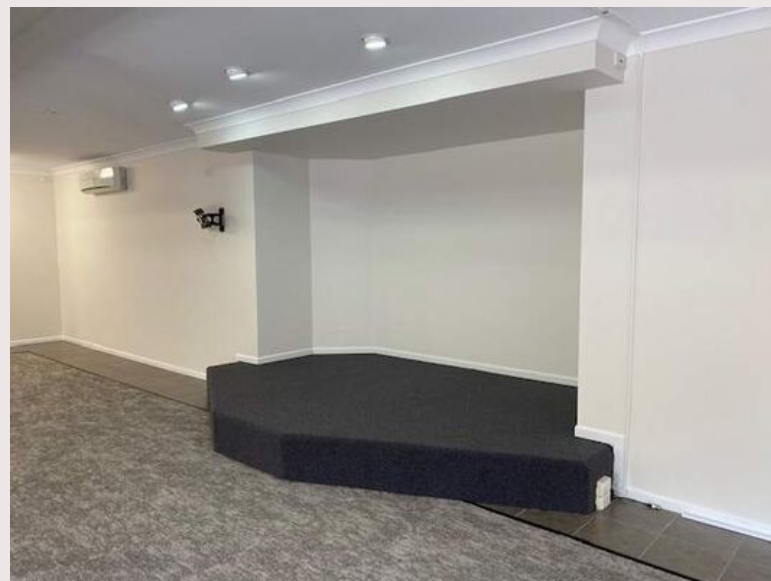
Male/ Female/ Accessible Toilet Amenities
(With Shower)

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6 Blanck Street



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**Lease is listed at \$2141.83 per week (\$111,375pa + Outgoings + GST)
(404m²* total lettable area) Land 1350m²**

Images used in this brochure have been staged/ virtually staged to give an idea of possible furniture layout. Note: Property uses are subject to council approval and subject to change. We recommend independent town planning advice be sought by lessees. *approximate

Area/Unit	About This Area	Features
1	<p align="center">2 Office/ Bedrooms 1 Bathroom 1 Kitchen Courtyard</p> <p align="center">Off Street Carpark Fully Fenced</p>	<p align="center">Air Conditioned New Appliances Built in Cupboards</p> <p align="center">Bright Natural Lighting</p>
2	<p align="center">4 Office/ Bedrooms 1 Bathroom 1 Large Kitchen Separate Laundry</p> <p align="center">Off Street Parking</p> <p align="center">Open Plan Kitchen/ Living</p>	<p align="center">Air Conditioned New Appliances</p> <p align="center">Multiple Cupboard Storage Areas</p> <p align="center">Bright Natural Lighting</p>
3	<p align="center">2 Private Offices 2 Kitchenettes Large Open Plan Space Stage / Presentation Area Wheelchair Accessible</p> <p align="center">Female Toilets Male Toilets Accessible Toilet with Shower Facility</p> <p align="center">Storage shed Off Street Parking</p>	<p align="center">Airconditioned Newly Renovated Bright Natural Lighting</p>

Private Inspections



Contact Manach to schedule a private inspection.

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