

MARINE TOURISM HUB

**FLINDERS STREET WHARVES (FSW)
108 FLINDERS STREET TOWNSVILLE**

New purpose built commercial marina berths – 10m and 15m with on-water admin & storage office. We are seeking a high-quality marine operator to run tours from this Marine Tourism Hub located in a prime position in the centre of Townsville.

The opportunity to run:

- Day tours to Magnetic Island, including snorkelling, beaches etc. Most of the island is National Park and therefore not accessible except by boat.
- Tours to the Museum of Underwater Art, the Great Barrier Reef, Palm Island Group etc.
- Sunset tours on Ross Creek and taxi to/from the Townsville Country Bank Stadium.
- Direct point-to-point transport to Magnetic Island resorts at Picnic Bay, Horseshoe Bay etc. The ferry only operates between Townsville port and Nelly Bay.
- Corporate, government, medivac and research charters.
- Add-on opportunities such as Go-Boat.

The key benefits of this commercial opportunity are:

- High profile site and the only operation from the CBD.
- Two NEW purpose built commercial marina berths and office / storage facility.
- Townsville's economy is strong and diverse – resources, government, education, defence, agriculture. Tourism is experiencing the strongest growth in FNQ year on year.
- Close proximity to a multitude of hotel and back packer accommodation sites.

LEASE:

Availability:

- Early November 2025.

Inclusions:

- 10m and 15m marina berths – with power and water.
- Marina office, inclusive of storage and locker area.

Berth specifications:

- Berth 1 – 10m (L) x 4.9m (W).
- Berth 2 - 15m (L) x 6.2m (W).

Terms:

- Competitive base rental plus a risk – sharing component to be mutually agreed.
- No outgoings – water and power provided.

Term:

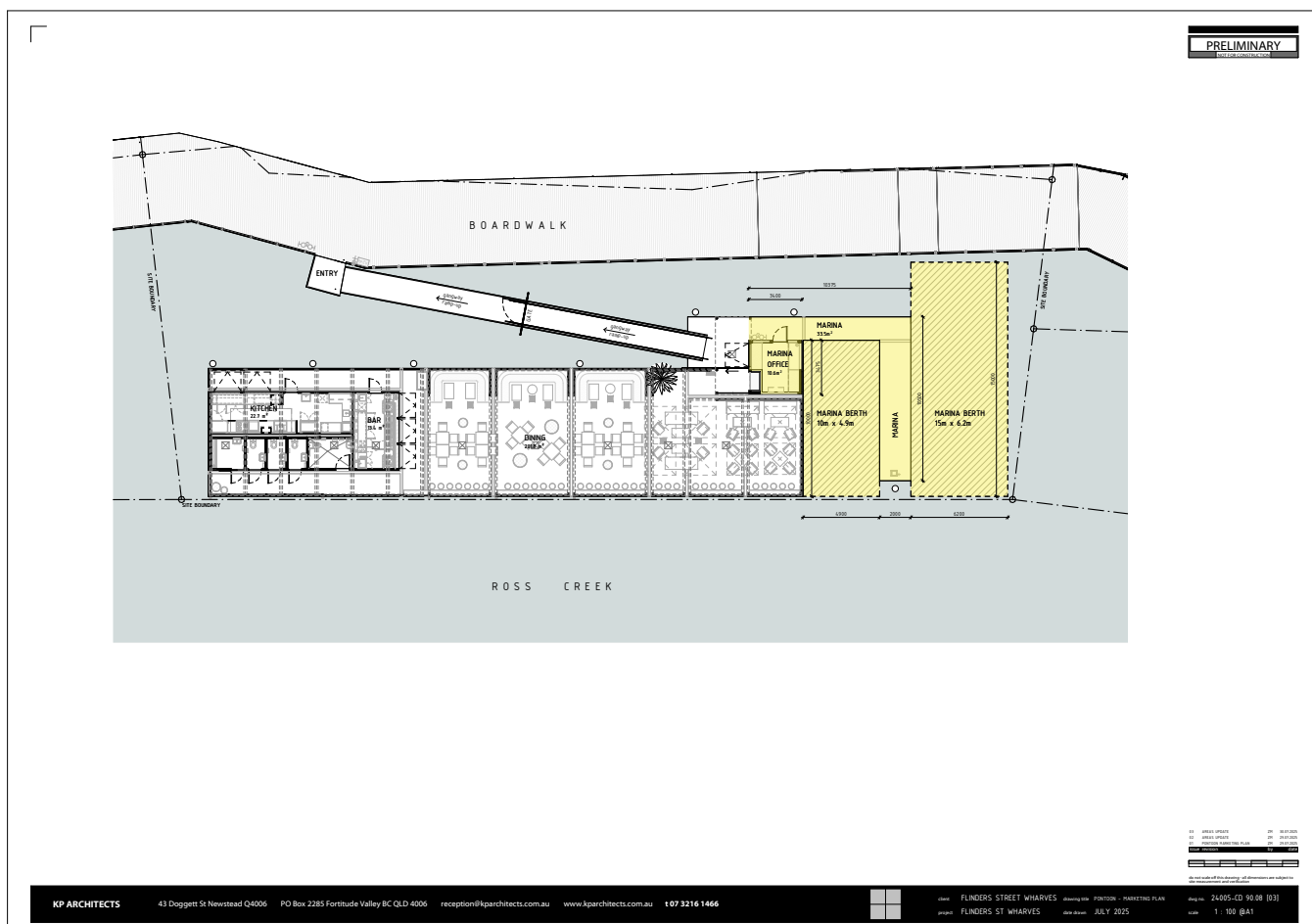
- Long Lease term available with options.

General:

We are looking for a marine tourism operator to drive tours to Magnetic Island (including point-to-point transfers), sunset tours, charters etc. We believe that there is an opening in the market to operate a Redcat / Reef Sprinter type operation from our purpose built facility in the heart of Townsville CBD.

In addition to the berths, we have a café adjacent to The Hub where guests can meet. The berths also come with an onsite office and locker storage area.

(highlighted in yellow)



MARINE TOURISM HUB RENDERS



EXTERIOR
PONTOON ENTRY



EXTERIOR
PONTOON