



## SHIP AND DOCK SALE

# Inn the heart of marine hub

Marissa Lague

The Ship and Dock Inn, which has sweeping views over the ocean and the Australian Marine Complex in Henderson, has been listed for sale.

The two-storey inn occupies an elevated 1.84ha site at 81 Quill Way in the marine complex. It also has a drive-through bottle shop, 12 motel rooms, a two-level office building leased to the Australian Maritime Workers Union and single-level retail and office properties.

CBRE's Ryan McGinnity and David Kennedy have been appointed to sell the property and Mr McGinnity said its central position and development potential in Perth's fabrication and marine hub would be a key selling factor.

"This venue is uniquely situated in an area predominantly occupied by industrial and marine service operators, and as a result the tavern is well patronised," Mr McGinnity said.

The property has a local centre zoning, a one-off for the area which allows a range of development options. Mr McGinnity said growth prospects for the ship-building precinct made the Ship and Dock Inn well placed for a high level of future patronage.



Potential: The Ship and Dock Inn.

"As the marine and offshore industries grow, so does the workforce, which creates a greater demand for surrounding amenities," he said.

"This site is also substantially underdeveloped and its future buyer could further capitalise by looking to develop additional accommodation or amenities such as a post office, medical facility, pharmacy, food and convenience stores."

With around 150 companies based at the complex, Mr Kennedy said the Ship and Dock Inn had a bright future.

Offers to purchase close on August 28.