

**SOLD**

## SOLD BY FIONA JOHNSON

Looking for a place to run a small business in beautiful Byron Bay? Fancy sneaking off between clients for a cheeky surf? Do you like the idea of being able to walk to great coffee, cool cafes and local supermarket? This desirable unit located in the heart of the Byron Arts and Industry Estate is walking distance to the IGA, tavern and world renowned surf beaches. With two bedrooms, basic kitchen and epic mezzanine lounge area, you could surf, work and sleep without having to start your car. East facing, flood free location, with ceiling fans throughout and all the modern comforts of home, your clients will feel welcome and relaxed when they drop by. Catch the solar powered train into town to enjoy all the benefits of Byron Bay life but without the 'squillion dollar' price tag. Why rent, when you can invest and rest?

- \* NBN available, small complex of six
- \* Roller door, perfect for loading and unloading
- \* Glass sliding door and reception area, multiple work spaces
- \* Reasonable strata fees just \$1700 per annum
- \* Wood panelling, sturdy well constructed mezzanine catches sea breezes
- \* Industrial zoning perfect for a wide range of small businesses
- \* Rental estimate \$650 - \$680 per week
- \* Fantastic coastal investment, potential for good return
- \* Sought after location just 5 minutes from Main Beach, 30 minutes to Ballina Airport

**2 BED | 1 BATH | 1 CAR**

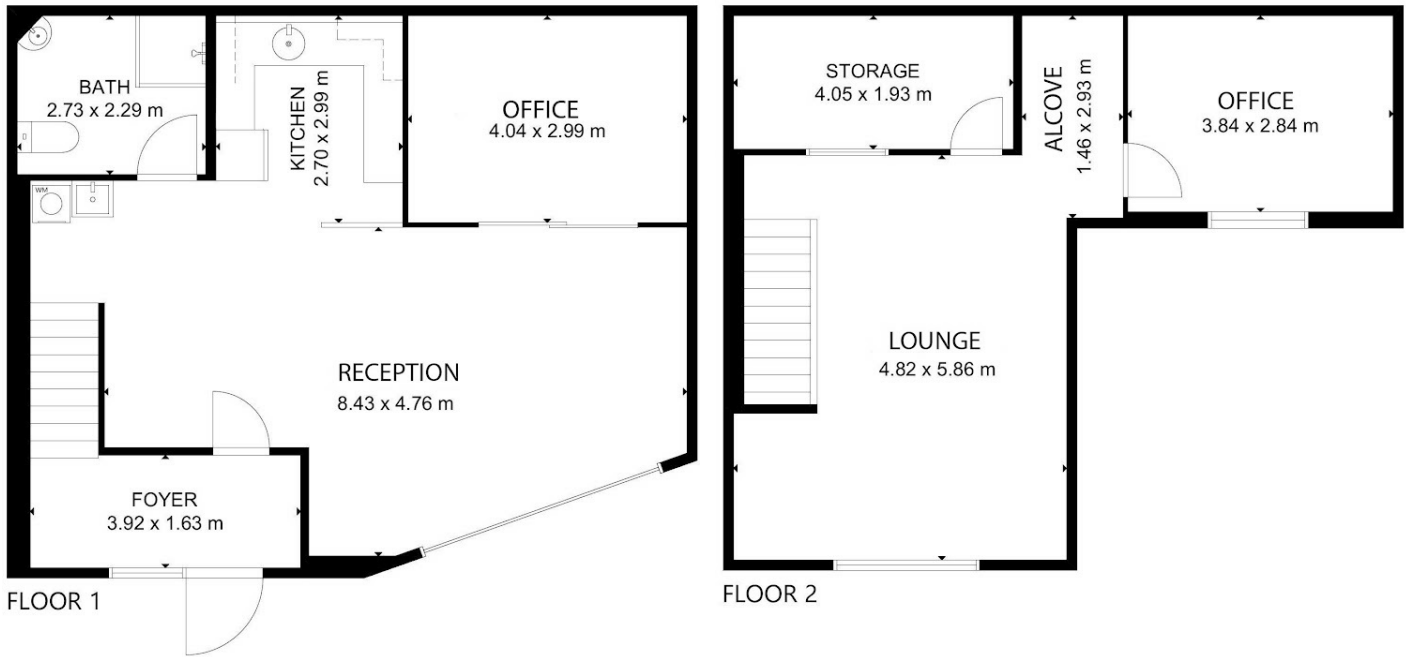
**PRICE:**  
**\$600,000**

**OPEN FOR INSPECTION:**  
**N/A**



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GROSS INTERNAL AREA  
TOTAL: 123 m<sup>2</sup>  
FLOOR 1: 72 m<sup>2</sup>, FLOOR 2: 51 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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