2 ALTERNATIVE WAY, NIMBIN, NSW, 2480









FOR SALE

"NIMBIN STOREHOUSE"

3,381m² | RU5 Village | Workshop/Storage

A little bit different. A lot of potential.

Here's a commercial property with plenty going for it — and one that's hard to replicate in Nimbin.
Set on a huge, level 3,381m² corner block, right at the entrance to Nimbin's Eco Village, this established workshop/storage property has a lovely Northern Rivers feel, with mature trees around the boundaries and beautiful views towards Blue Knob Mountain.
And yet, you're only a few steps from the village.

There are currently two substantial workshop/storage buildings, providing 10 lockable bays in total — seven bays in the first building and three deeper bays in the second.
There's also leasable container options, bathroom and toilet facilities, power and water, wide sealed and kerbed road frontage, bitumen access and part-driveways.

Based on the size and nature of the workshop/storage spaces here, we estimate potential gross income could sit somewhere around $80,000–$93,000 per annum, subject to leasing, market demand and the individual spaces.

But this is where the opportunity gets really interesting.
There appears to be scope to increase the current rental return, with local storage rents providing a useful benchmark.

There may also be potential for further workshop/storage bays, with previous plans having allowed for additional shedding, subject to confirmation of current approvals and Council requirements.
So whether you're looking for an established investment, somewhere to house your own business, or a property with the flexibility to create more income over time, there's plenty to work with here.
Big block. 10 existing workshop/storage bays. Established income. Nimbin location. And room to explore what comes next.
A genuinely interesting commercial opportunity in a town where good quality space is hard to come by.

12 BED | 2 BATH | 6 CAR

PRICE:
Contact Agent

OPEN FOR INSPECTION:
N/A



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Northern Rivers Property

2 Alternative Way, Nimbin



SITE PLAN

PROPERTYSHOT
www.pspphoto.com.au / 0498 849 910
Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

3,331 m²
Internal: 350 m² | External: 152 m² | Total: 502 m²

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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