

6 BORONIA PLACE

BYRON BAY

Welcome to 6 Boronia Place, a rare and exciting commercial investment opportunity located within the Byron Bay Arts and Industrial Estate.

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01.

EXECUTIVE SUMMARY

This commercial property offers a passive investment for the astute buyer who may want to either land bank property situated in one of Australia's most desired beachside towns or utilise this substantial commercial asset for future business endeavours.

Property	6 Boronia Place, Byron Bay
Total Site Area*	1,320m ²
Internal Floor Area*	710m ²
Zoning	Zoned IN2 Light Industrial
Sales Process	For sale via Expressions of Interest closing Friday 8th September 2023

*approximate figures only







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03.

IMPROVEMENTS SUMMARY

- Substantial well constructed double storey building
- 1,320m² of prime commercial land
- Approximately 710sqm of internal floor area
- 10 x lease spaces / currently all leased by a total of 4 tenants
- Including manages residence / furnished apartment

Recent additions

- Brand new 40KW Solar system on the roof supplying power to 8 office and one unit downstairs
- New Colourbond fence and gate
- Note – DA approval for an additional 11 storage units, providing an estimated \$35,000/annum

FINANCIALS

Tenancy Schedule Summary

Lessee	Area m2	Current Rent Exc GST
Goodness	475.3	\$167,145.12 per annum
Beach	60	\$27,553.44 per annum
Landsite	67	\$32,041.80 per annum
Creative Road	55.5	\$27,243.48 per annum
TOTAL		\$253,983.84

Outgoings

Byron Shire Council Rates	\$12,113.52 per annum
Land Tax	\$14,089.32
Insurance	\$5,965.62
TOTAL \$32,168.46	







Home to Australia’s most easterly point and the iconic Cape Byron lighthouse, the region is known for its spectacular beaches, unique shopping and dining experiences, world-class festivals, and vibrant community spirit.

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BEACHES
Rock pools, gentle surf and plenty of space on the golden sand: this coastline of pristine beaches is perfect for every family member to enjoy their favourite Byron Bay activities.



SHOPPING
Local fashion thrives in the extensive Byron Bay shops, with many world-renowned labels having originated right here in the town.



SURFING
Byron Bay is your typical Australian surf town and ticks all the boxes when it comes to what people are looking for in a surfing destination.



INDUSTRIAL ESTATE
The Arts and Industrial Estate is a hidden gem and visitors who fail to unearth it risk missing out on the complete Byron experience. Filled with boutique stores, wellness spaces, cafes and art galleries.



ENTERTAINMENT
Bluesfest showcases music from around the world annually on the Easter long weekend on 120 hectares at Tyagarah Tea Tree Farm, just north of Byron Bay, NSW.



CULTURAL EXPERIENCES
Byron Shire so special is the sheer amount of incredible art and culture. This also sees a strong connection to traditional Aboriginal Culture, much of which is strongly embraced throughout the Shire.

SCHOOLS
Have quality education options nearby, such as Byron Bay Public School and SAE Creative Media Institute.



HOSPITAL
Byron Central Hospital provides a range of services including: emergency services, mental health, birthing and maternity services, and ambulatory and allied health services.



PUBLIC TRANSPORT
Public transport has become easier to navigate in the Byron Shire, with the new \$8.4 million Byron Bay Interchange Station now open.





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05.

CONTACT DETAILS

Property	6 Boronia Place, Byron Bay
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