

PROPERTY INFORMATION MEMORANDUM

Property address: 17 Grevillea Street, Byron Bay

Prime corner block/ Grevillea & Acacia Street

Price Guide	\$3,000,000
Total Land Size m ²	1,142 m ² (57m x 20.05m)
What is the zoning?	E4 General Industrial
What are the Council Rates?	\$7,052
What is the land value VG at 1.7.22?	\$2,010,000

RECENT AND COMPARABLE SALES

Address	M2	\$	Sale Date
15 Grevillea St, Byron Bay	1,339m2	\$3,200,000	Mar 22
17 Banksia Drive, Byron Bay	3,162m2	\$3,162,000	Mar 22
24 Brigantine St, Byron Bay	1,000m2	\$3,025,000	Jan 22
12 Acacia Street, Byron Bay	1,257m2	\$3,500,000	Feb 23
79 Centennial Circuit, Byron Bay	1,389m2	\$3,500,000	May 23
16 Brigantine Street Byron Bay	1,225m2	\$2,550,000	Feb 23





- Trophy investment, complimented by high quality surrounding retailers such as Bunnings, Stone & Wood, Habitat & Hive.
- Over 2.31 million visitors annually contributing \$883m to the local economy.
- Byron Bay has welcomed 'Harvest Estate' 130 acres which will feature 159 newly constructed energy efficient homes, Harvest is located adjacent to the Industrial estate.
- Claim this prominent corner block and capitalise on the high street exposure
- Ample space for warehousing, shopfront fit-out and off-street parking STCA
- Australia's most expensive median housing price amongst an affluent demographic.
- Iconic Byron Bay is a 2-hour drive from Brisbane, 45 mins to Gold Coast airport, 30 mins to Ballina airport.

PERMITTED WITH CONSENT

Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Markets; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres;