



## High Exposure Double Street Frontage Industrial Unit with DA Approval for Managers

Industrial/Warehouse

4/27 Brigantine Street, Byron Bay, NSW 2481

**Floor Area:** 150 m<sup>2</sup>

### Property Description

This is a fantastic opportunity to invest in the Byron industrial area with potential to improve and receive a fantastic return or occupy for your own business.

With frontage to Bayshore Drive and access via Brigantine Street, it would be difficult to find a site with better exposure. The lower level consists of a long term, established local business with retail area, powder room, storage, and open space for manufacturing. Upstairs, the managers residence features open plan living and kitchen, plus 2 bedrooms/offices and a bathroom.

There is plenty of room for any number of commercial or creative pursuits - the possibilities are endless and this property presents a rare opportunity as the Byron Arts and Industrial Estate is more tightly held than ever. Blocks with this this level of exposure don't come to market often and this one won't last long.

#### FEATURES:

Walking distance to local cafes, restaurants and retail

3.6km (6 minute drive) to Byron town centre

1.3km (3 minute drive or 15 minute walk) to the beach and Elements of Byron...

**For Sale**

Contact Agent

For Sale

### Additional Details

**Tenure Type**

Vacant Possession

**Car Spaces**

2



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