



8 Smith Street, Mullumbimby



## Commercial Industrial Opportunity

A very rare opportunity in a very tightly held commercial industrial precinct. All one title, these 4 industrial units have complete flexibility. Whether you're looking for a secure and solid long-term investment or maybe accommodating your own business, this property has any number of possibilities covered. Only 5 minutes from the freeway on the edge Mullumbimby, the complex is ideally located for freight and accessibility.

### Features:

- 685m<sup>2</sup> of floor space
- 1212m<sup>2</sup> lot with 11 car spaces
- A chance like this may never come again in this estate!
- All leased with good tenants
- Leases due for market rent assessment
- Currently leased at average of \$116 per square metre
- Precinct market rate \$200-\$250 per square metre
- Roller door and pedestrian door access for each unit
- Retail shop front to the street
- Busy industrial precinct

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

 11  1,212 m<sup>2</sup>

<b>Price</b>	\$2,800,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	1308
<b>Land Area</b>	1,212 m <sup>2</sup>
<b>Warehouse Area</b>	685 m <sup>2</sup>

### Agent Details

Todd Buckland  
0408 966 421  
todd@byronshirerealestate.com.au  
Gary Brazenor  
0423 777 237  
gary@byronshirerealestate.com.au

### Office Details

Brunswick Heads  
3 Fawcett St Brunswick Heads, NSW,  
2483 Australia  
02 6685 1754

**BYRON SHIRE**  
REAL ESTATE