

# GV



3-5 Boronia Place,  
Byron Bay

For Sale

INFORMATION MEMORANDUM



>Welcome to 3-5 Boronia Place, a rare and exciting commercial investment opportunity located within the Byron Bay Arts and Industrial Estate.

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# 3-5 Boronia Place Byron Bay

This commercial property / development site offers the savvy buyer a fantastic opportunity to secure a prime piece of real estate in one of Australia's most sought-after beachside towns of Byron Bay.

Located at 3 5 Boronia Place, this property has favourable zoning that offers scope for mixed use commercial, industrial, office and retail. The site has a northern and eastern aspect and provides flexibility for potential projects. Currently, it features a large multi-functional machinery shed with cool rooms, spacious hardstand, and a standalone dwelling.

Make the most of this location for future business ventures being strategically positioned among some of Australia's top fashion brands, such as Spell the Gypsy Collective, Zulu and Zephyr, Thrills, and Rowie, making it a very popular location for customers/clients to visit along with brand recognition from the name 'Byron Bay'.

With its strategic location and versatile features, this property presents an excellent opportunity for those looking to invest in a thriving location and capitalize on its potential for future growth in both the business and real estate.

<b>Property</b>	3-5 Boronia Place, Byron Bay
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<b>Total Site Area*</b>	2,587m <sup>2</sup>
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<b>Frontage</b>	55m
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<b>Zoning</b>	Zoned IN2 Light Industrial
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<b>Current Lease</b>	\$3,800 p.m.
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\*Approximate figures only







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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.

# 3-5 BORONIA PLACE

BYRON BAY

## 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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## CONTACT DETAILS

**Contact** Antonio Mercuri  
0434 629 521  
antonio@gvpropertygroup.com  
  
[www.gvpropertygroup.com](http://www.gvpropertygroup.com)

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