

BOUNDARIES APPROX.



Ballina, 95-101 River Street

Landmark asset —First time to market in 54 years

LJ Hooker Ballina have been appointed to offer for sale by Expressions of Interest this exceptional commercial property with future development potential. No's 95-101 River Street Cnr Cherry Street, Ballina Far North Coast NSW.

10 Shops and 1 office situated on Ballina's most strategic C.B.D intersection ideal for self-managed superannuation funds, private investors, investment funds or developers.

Ballina is one of the fastest growing Shires on the East Coast of Australia. It is enjoying a huge influx of new residents and tourists. The Ballina Jet Airport is one of Australia's busiest regional airports with an average of 50 direct flights per week to Sydney, Melbourne and Newcastle.

Post Covid 19 we have experienced a large number of buyers and renters moving from the southern cities to a more relaxed lifestyle. Families and couples are making the decision to live in a more laid-back environment as zoom meetings and working from home is now

For Sale

Expressions of Interest

Building Area

695sqm

Contact

Michael Shay

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Dean Shay

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LJ Hooker Ballina
(02) 6686 2711

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

very much a reality.

Building area: 695.2m GLA

Land area: 1,011.7m²

Construction: Brick with klip-lok roofing

Current income: \$302,360 + GST gross approx.

Zoning: E2 Commercial Centre

Building height limit: 18m

Expressions of Interest are invited, with submissions closing 4:00pm on Thursday, 29th August 2024. Supplementary information, including Information Memorandum, Contract and Expression of Interest documents, are available upon request.

This is a rare generational opportunity to acquire one of the most significant properties in Ballina's C.B.D. For further details or to arrange an inspection, please contact Michael or Dean at LJ Hooker Ballina.

More About this Property

Property ID	1XFZF5A
Property Type	Retail
Building Area	695.2 m ²
Land Area	1011.7 m ²

Michael Shay 0427 862 711

Licensee | mshay.admiral@ljhooker.com.au

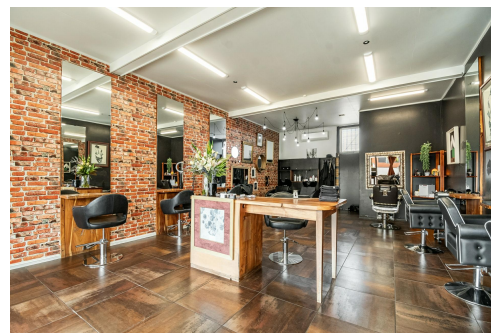
Dean Shay 0404 442 696

Sales & Leasing Manager | deanshay@ljhooker.com.au

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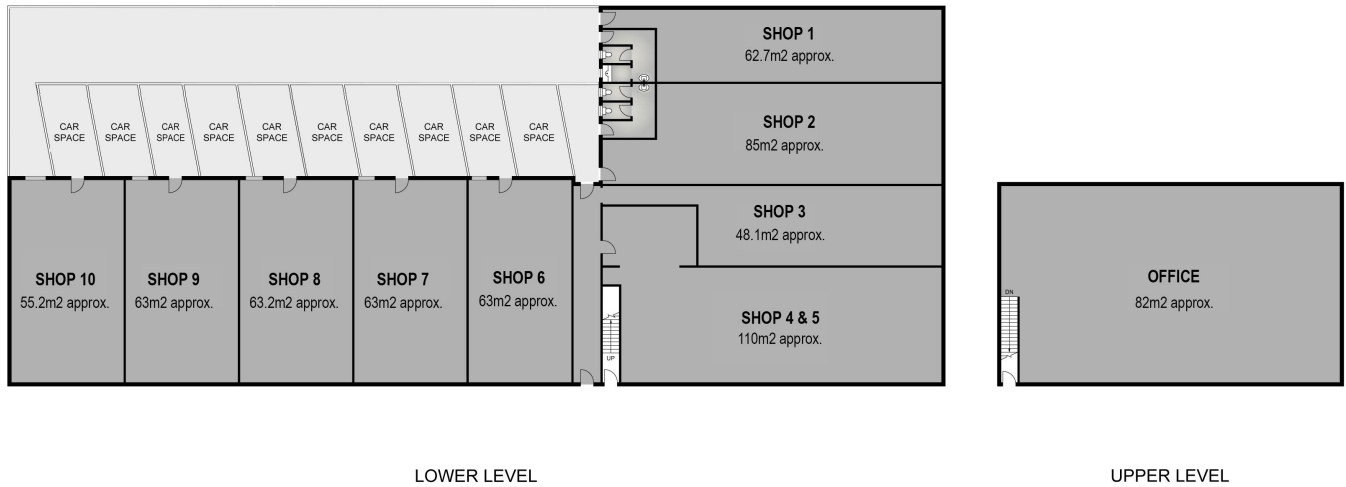
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Dimensions are approximate. All information contained herein gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries © visionmedia.vision 2024.

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