



## Evans Head, 35-37 Woodburn Street

Two High-Profile Commercial Sites - in a Prime Coastal Location!

Attention all real estate investors and developers! We present to you an opportunity to secure not one, but two highly desirable commercial sites situated in a prime coastal community. Located directly opposite the Supermarket, these strategically positioned properties offer unparalleled visibility and immense potential for future development.

The location guarantees a steady stream of foot traffic from the Supermarket and surrounding businesses, ensuring maximum exposure for the properties occupants.

Property 1: 37 Woodburn Road, Evans Head  
Currently tenanted as a bakery and a dance studio.

Property 2: 35 Woodburn Road, Evans Head  
Currently tenanted as a hardware store.



**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.

**For Sale**  
Expressions of Interest

**Building Area**  
270sqm

**Contact**  
**Dean Shay**  
0404 442 696  
deanshay@ljhooker.com.au

**LJ Hooker Ballina**  
**(02) 6686 2711**



Each site is a gem in its own right, offering unique opportunities for growth and success. Whether it be the stable income these investments provide, or develop your vision and seize the chance to establish a flourishing business, or bring an innovative development concept to life.

In years to come you have the chance to create a landmark development up to 8.5m in height that be part of shaping the future of this thriving coastal community. This is your chance to leave an indelible mark on this sought-after destination.

You have the chance to acquire one, or both, of these properties.

#### Key Features and Benefits:

- Prime coastal location in a thriving community.
- Unparalleled visibility and exposure opposite the Supermarket on a main road into the township.
- Flexible options: Develop both sites together or invest in individual properties.
- Close proximity to local amenities, attracting a steady flow of customers.
- Potential for a wide range of commercial ventures.
- Strong growth prospects in a popular coastal destination.

Don't miss this extraordinary opportunity to acquire these commercial sites in a highly sought-after coastal community.

Act swiftly to secure your place in this thriving market.

Contact Dean Shay on 0404 442 696, or Robyn Hunt on 0448 448 758, today to discuss your options and take the first step towards a lucrative future!

## More About this Property

<b>Property ID</b>	1WBBF5A
<b>Property Type</b>	Retail
<b>Building Area</b>	270 m <sup>2</sup>
<b>Land Area</b>	398 m <sup>2</sup>

**Dean Shay 0404 442 696**

Sales & Leasing Manager | [deanshay@ljhooker.com.au](mailto:deanshay@ljhooker.com.au)

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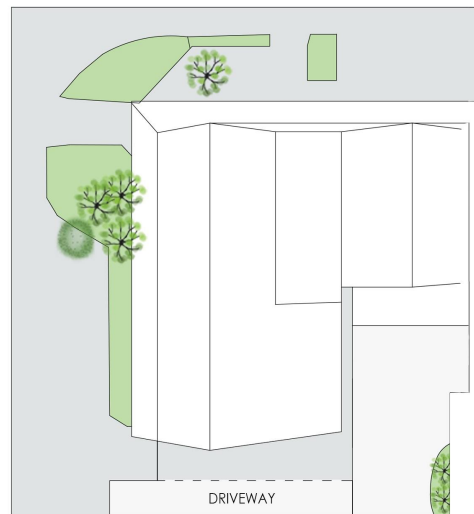
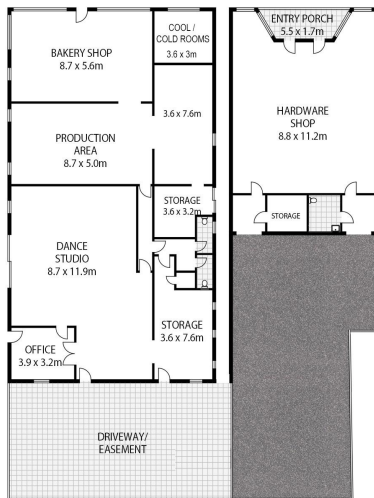
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SITE PLAN NOT TO SCALE



EVANS HEAD  
35+37 Woodburn Street

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