



21-23 Clark Street, Ballina

## Strategic Investment with Development Upside

An outstanding opportunity to secure a rare, large industrial holding close to Ballina's CBD, shopping centres and easily accessible to East Ballina and the booming areas of Lennox Head and Skennars Head, neither which has an industrial precinct.

The property features a 385m<sup>2</sup> air-conditioned office, securely leased on a 3-year term with a 3-year option, along with 70 storage sheds. The office tenant has just completed a substantial renovation of their tenancy. The storage shed sizes range from 9m<sup>2</sup> to 36m<sup>2</sup> providing a spread of options. This multi-income stream investment generates an attractive net income of approximately \$255, 140 + GST per annum.

In addition to the strong returns, the substantial 3,539m<sup>2</sup> site offers excellent future development potential. Strategically positioned within the tightly held Clark Street Industrial Precinct, it benefits from prime location as this precinct is opposite Ballina's major shopping centres and adjoining the key transport route to Lennox Head and Skennars Head.

For more information, please contact Dean Shay

**FOR SALE**  
\$3,700,000 - \$3,950,000

**BUILDING AREA**  
1,564sqm

**AGENTS**  
Dean Shay  
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deanshay@ljhooker.com.au

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

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.

 **LJ Hooker**

## MORE DETAILS

Property ID 1YCXF5A  
Property Type Industrial/Warehouse  
Offices  
Land/Development  
Building Area 1564 m2  
Land Area 3539 m2  
Parking 6

**Dean Shay 0404 442 696**  
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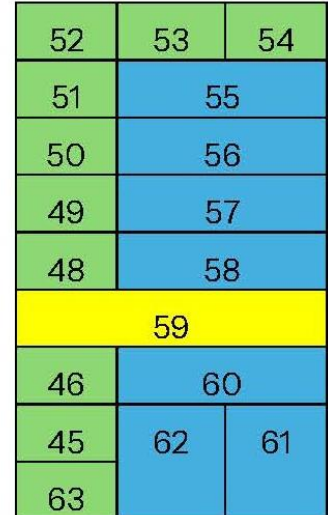
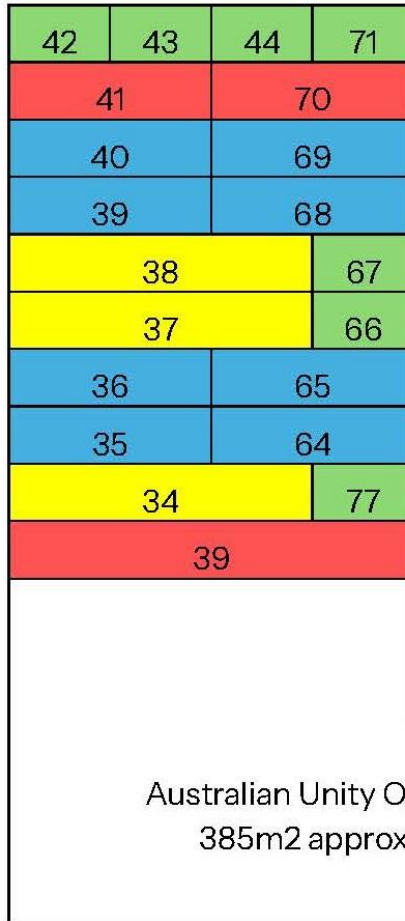


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# STORAGE SHEDS

16	17
15	18
14	19
13	20
12	21
11	22
10	23
9	24
8	25
7	26
6	27
5	28
4	29
3	30
2	31
1	32



3m x 3m  
\$190  
17 Sheds

3m x 6m  
\$300  
47 Sheds

3m x 9m  
\$473  
4 Sheds

3m x 12m  
\$495  
2 Sheds