



5 SHEATHER STREET, BALLINA

SOLD



## Ballina, 5 Sheather Street

### Versatile Industrial Property in Great Location

Auction Location: Lennox Head Cultural Centre

Presenting a rare industrial opportunity for owner-occupiers, this property is available for the first time since its construction. Ideally located on the island near Ballina's Shopping Centre Precinct, it offers convenient access to Lennox Head via Angels Beach Drive.

The property features a caretaker's residence upstairs, complete with 3 bedrooms and spacious living areas for comfort and convenience. The downstairs area includes a large double garage, a separate toilet and an office space. Beyond this, there is a covered storage and loading area that leads to a sizable lock-up open shed of 345m<sup>2</sup> approx.

This flexible layout provides numerous options for your business, with the potential to lease out sections of the property if not fully utilised, offering additional income-generating possibilities.

**For Sale**  
Auction

**Building Area**  
826sqm

**Contact**  
**Will Woolley**  
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**Dean Shay**  
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**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.

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



Land Area: 1003m2  
Covered Area: 825.9m2 approx.

Ballina serves as a vital commercial hub in the Northern Rivers, driven by a growing population and increasing demand for coastal living, supported by substantial infrastructure development. The region blends lifestyle appeal with business potential. With the Ballina Byron Gateway Airport, the upgraded Pacific Motorway, and easy access to Byron Bay and the Gold Coast, the area is primed for continued economic growth, making it an excellent location for industrial real estate investment.

Don't miss out on this outstanding opportunity! Contact Will today for more information or to arrange a viewing.

## More About this Property

<b>Property ID</b>	1XXHF5A
<b>Property Type</b>	Industrial/Warehouse
<b>Building Area</b>	825.9 m <sup>2</sup>
<b>Land Area</b>	1003 m <sup>2</sup>

### Will Woolley 0412 133 279

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### Dean Shay 0404 442 696

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

### LJ Hooker Ballina (02) 6686 2711

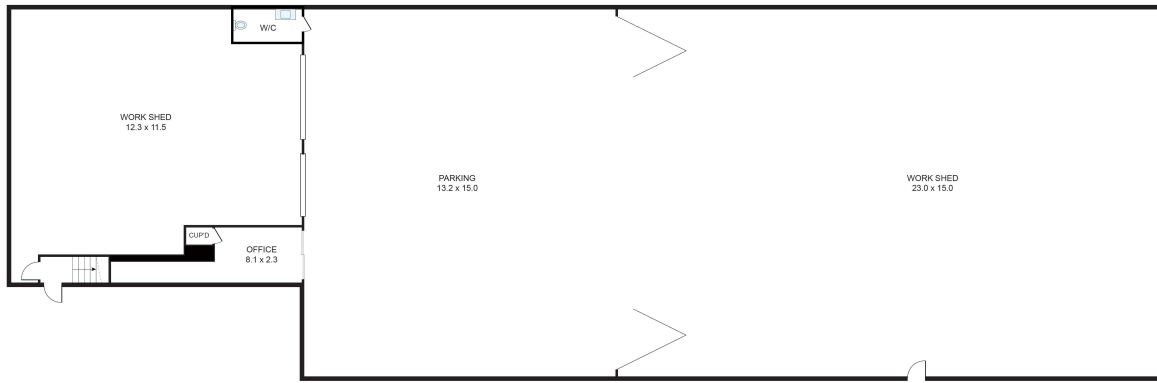
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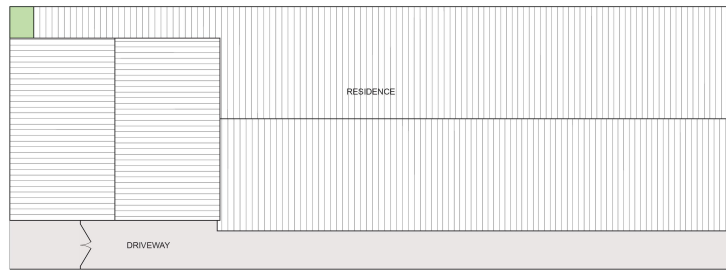
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GROUND FLOOR



FIRST FLOOR



SITE PLAN

## 5 Sheather Street, Ballina

**Floor Plan Disclaimer:** Media Drive (MD) floor plans / site plans are intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person using this information other than as a guide should always rely on their own enquiries. Media Drive property marketing services / 0413977054 / Photography, Floor plans, Video, Aerial photography / www.mediasdrive.com.au



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