



4/65 Centennial Circuit, Byron Bay

## Superb Owner-Occupier Opportunity in Byron Bay

Located within the renowned and thriving Byron Bay Arts & Industrial Estate, and surrounded by national brands and well-established local businesses, this refurbished commercial unit presents an exceptional opportunity to secure a foothold in one of Australia's best property markets.

Located at the end of a boutique complex, the property enjoys excellent accessibility with a high-clearance roller door, allowing delivery vehicles to reverse directly into the premises for ultimate convenience.

Offering a total of 125m<sup>2</sup> of functional space, the unit comprises 100m<sup>2</sup> on the ground floor plus a fully enclosed 25m<sup>2</sup> mezzanine, making it ideal for warehousing, office space, storage, or a range of business uses.

A standout feature of the property is the abundance of natural light, provided extensive windows and Perspex roof panels throughout both levels creating an inviting and practical working environment for those spending extended time onsite.

### FOR SALE

\$800,000 - \$850,000 + GST

### BUILDING AREA

125sqm

### AGENTS

Dean Shay  
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Annette Veivers

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### AGENCY

LJ Hooker Ballina  
(02) 6686 2711

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The air-conditioned mezzanine level is thoughtfully appointed with a renovated kitchenette and shower, ideal for long workdays or freshening up after the commute. Separate glass door access for clients and staff provides convenient entry independent of the roller door, while the ground floor also features a renovated bathroom with toilet and sink.

Ample onsite parking is available for both staff and visitors.

Move-in ready with no further work required, this rare offering combines practicality, presentation, and location. 4/65 Centennial Circuit, Byron Bay presents an outstanding opportunity for owner-occupiers and/or SMSF buyers looking to secure a position in the ever-popular Byron Bay commercial market.

For further information or to arrange a private inspection, please contact Dean Shay.

## MORE DETAILS

Property ID	1YUQF5A
Property Type	Industrial/Warehouse
Building Area	125 m2

### Dean Shay 0404 442 696

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

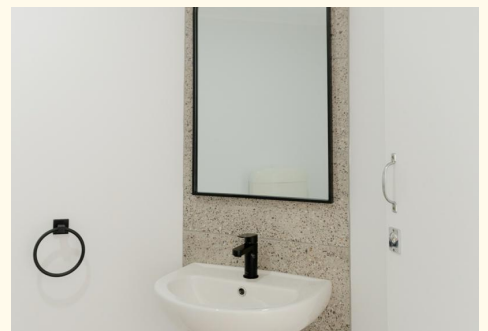
### Annette Veivers

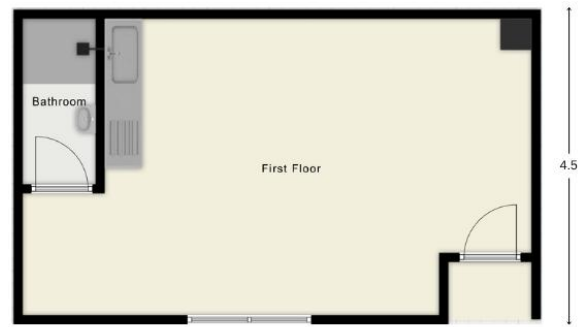
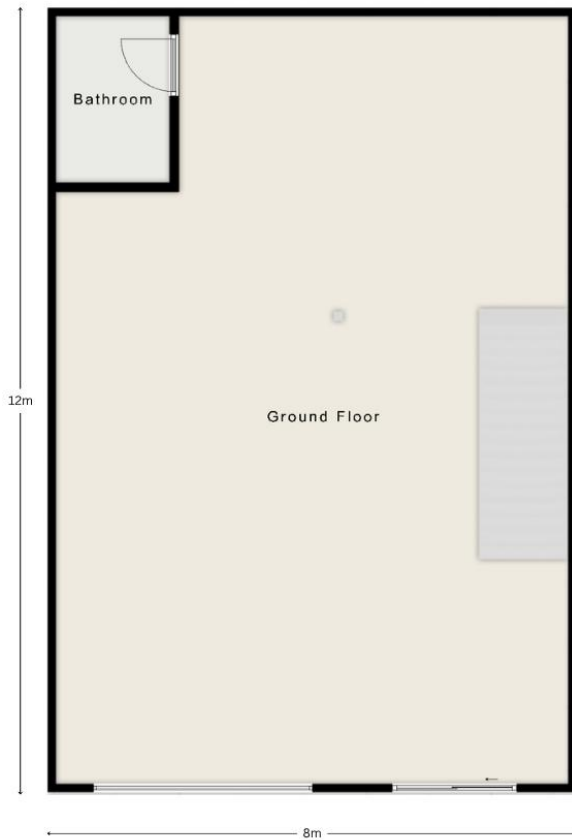
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Ground Floor	100sqm
First Floor	25sqm
Car Spaces	2
4/65 Centennial Cct, Byron Bay NSW	