

Evans Head, 1-3 Winjeel Road

\$200,000 Price Reduction - Superb Industrial Freehold

Now vacant - Our vendors are eager for a prompt sale.

1-3 Winjeel Road in Evans Head features a substantial two-story metal-clad building spanning approximately 540m². The ground floor accommodates office space, a lunchroom, warehousing, packing and storage facilities, as well as amenities. Access to the office is from Winjeel Road, while the warehouse entrance is accessible from Memorial Airport Drive. The building's height allows for a spacious caretaker's residence on the first floor, comprising an open-plan kitchen, dining, and living area, three bedrooms, and a bathroom with a separate toilet.

Situated on an impressive 1588m² corner site, the property includes a sizable vacant area to the north, directly accessible from Memorial Airport Drive. There's a current Development Approval (DA) in place for expanding the building, offering versatility for various business purposes, leveraging its office space, high warehouse capacity,

For Sale

\$1,100,000 + GST if applicable

Building Area

540sqm

Contact

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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.

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caretaker's residence, and the available land.

Strategically located at the northern edge of Evans Head in the Industrial Estate, just 10 minutes from the M1, the property benefits from proximity to regional hubs like Lismore and Ballina while you can enjoy the coastal lifestyle of the Northern Rivers region. Currently serving as the primary administrative and warehousing facility for the Frontier Pets business, the property also presents a rare opportunity to acquire the adjoining food processing building. Together, these properties form a strategic 2705m2 industrial parcel with three-street frontage across two lots. With approximately 915m2 of floor area and DA approval for expansion, this offering holds significant potential for businesses seeking to enhance their operations.

This unique opportunity, as rare as "hen's teeth," invites Expressions of Interest, presenting options for businesses to either expand their 'foody' ventures by acquiring the adjoining property or capitalise on the existing attributes of this superb site.

To be sold with Vacant Possession.

More About this Property

Property ID	1X3JF5A
Property Type	Industrial/Warehouse
Building Area	540 m ²
Land Area	1588 m ²

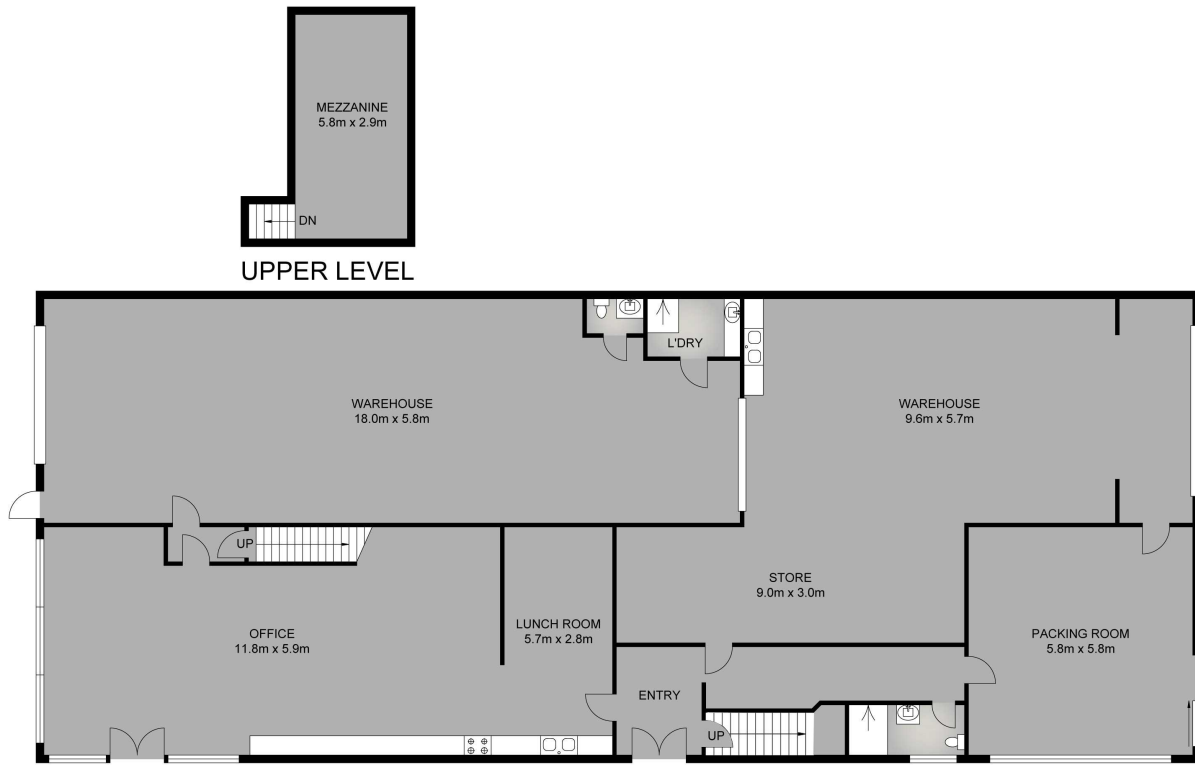
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GROUND LEVEL

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.

540m2 approx.



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