

PROPERTY INFORMATION & FREQUENTLY ASKED QUESTIONS

Property Address: 8/21-23 Tasman Way Byron Bay

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| Price Guide | \$950,000 - \$1,045,000 |
| Unit Size m2 | 162m2 |
| When was the property built? | 2002 |
| What is the current rental income? | \$600 p/w including GST \$31,200.00 p/a |
| What is the lease term? | 1/2/2021 – 10/02/2022 |
| Is there an option to renew the lease? | A further one-year option |
| Are there any outgoings charged to the tenants? | No |
| Do the tenants pay for water? | Yes |
| What is the zoning? | Light Industrial IN2 |
| Does the factory units have roller door access? | Yes 3.5m high |
| Do the units have skylights? | Yes |
| Is the roof insulated? | Yes |
| Is there broadband or internet connection? | Yes |
| Is there solar energy? | No |
| Is there air conditioning? | Yes 2 x Split System |
| What is the aspect of the property? | North Facing |
| What are the Council Rates? | \$2,799 p/a |
| What are the Strata Fees? | \$1,475 per six months |
| What is the funds balance? | Admin \$15k, Capital Works \$3.6k |
| Is there allocated car parks? | 2 Spaces |
| Is there a Pest & Building Inspection Report? | No |
| How many units in the complex? | 10 |

Additional Information:

Located in the popular Industrial Estate
Corner block facing Tasman & Wollongbar St
Separate entrance on Wollongbar St
Kitchenette space, large bathroom with basin
Perfect location for Flagship Boutique business
Close to 'Hive', 'Stone & Wood', 'Bunnings'
Byron's tourist market brings over 2m visitors annually
Situated close to major arterial road linking Byron Bay with the M1 motorway