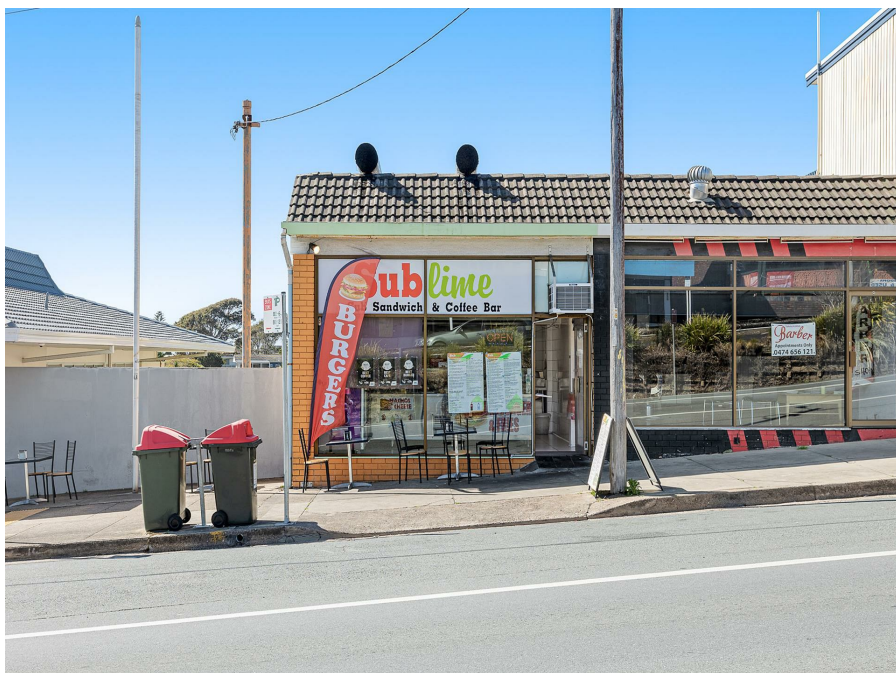


**1/139 Princes Hwy, Narooma, NSW 2546**

**\$450,000**

Retail Shop



## Investment Opportunity - Retail Shop

An affordable entry into Narooma's retail/commercial property market, this fully leased café premises is ideally located on the Princes Highway, enjoying maximum visibility and steady pedestrian and vehicle traffic.

Currently trading as the popular SubLime Café, the approx. 55 sqm premises is well-designed for food service, with a welcoming shopfront, fully equipped kitchen, cool room, utility space, storage and staff amenities.

### Tenancy & Income

Tenant: SubLime Café

Lease: 3 years (15/02/2023 – 14/02/2026)

Option: 1 x 3 years (to 2029)

Rent Review: CPI

Gross Rent: \$29,999.84 p.a. (approx. \$576.92/week)

Net Income: \$24,895.89 p.a.

Net Yield: 5.53% (at \$450,000)

### Key Features

Secure tenancy in place with extension option

Popular café operator with established clientele

Excellent highway frontage and exposure

Compact, efficient floor plan minimising overheads

Affordable freehold investment in a tightly held market

This is a rare opportunity to secure a well-priced commercial property in Narooma with immediate income and long-term potential. For other information and a copy of the contract, please contact Whale Coast Realty @ 4476 2699

### Open for Inspection

By Appointment.

### Listed By

John Murray

