**Whale Coast Realty**
34 Princes Highway,
Narooma NSW 2546

## 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

Listing Number: 3499906

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.