

**102 Kembla St, Wollongong, NSW 2500****Expressions Of Interest**

Commercial Shop

**WALK IN - FULLY OPERATIONAL SETUP**

Elders Real Estate Wollongong is proud to present this outstanding business opportunity in the heart of the Wollongong CBD.

Operating as a well-known continental deli, nut shop and café for over 45 years, this long-standing local business offers an exceptional foundation for someone looking to establish, expand or reinvent a thriving food and hospitality venture.

With all equipment included, the premises are fully equipped and ready for immediate operation. There is significant potential to modernise the offering and create a contemporary café, deli or healthy food concept to service the growing residential and commercial population within the CBD.

**Business Features:**

- Established Wollongong CBD location
- Approx. 100m<sup>2</sup> air-conditioned retail floor area
- Additional approx. 60m<sup>2</sup> dry storage/loading area
- Three (3) designated parking spaces
- Cool room display window
- Freezer room
- Multiple refrigerated glass display cabinets
- Extensive plant and equipment included
- Equipment owned outright and unencumbered

Positioned within a high-exposure CBD location surrounded by offices, retail businesses, residential developments and public transport, the business benefits from strong pedestrian traffic and ongoing growth within the Wollongong city centre.

This is an excellent opportunity to secure a fully fitted food retail premises with enormous potential to add value and create a vibrant café or specialty food destination.

For further information or to arrange a private inspection, contact Lou Niceski 0414287093

**Listed By**

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**Open for Inspection**

By Appointment.