

110 Wagonga St, Narooma, NSW 2546

\$1,075,000

Retail Shop



Retail/Commercial premises - Middle of Narooma

An exceptional opportunity awaits in the heart of Narooma, offering both secure income and exciting future development potential. This expansive retail premises features excellent street exposure, high-turnover parking right at the front door, and convenient rear access for deliveries.

The generous rear section—over 500 sqm—could be subdivided (STCA) without impacting the current lease, with the rear carpark providing strong benefits for any future development. The property also enjoys exclusive access from the Council carpark at the rear.

Key Features:

- Long-standing tenant with a secure lease until Feb 2028, including annual 3.5% increases
- Retail floor space approx. 284.9 sqm
- Total land area approx. 1,008 sqm
- Current lease: \$41,777.52/yr + GST plus outgoings (below market average)
- Includes approx. \$7,072.73 land rates and \$120 water rates
- Zoned E1 – Local Centre
- Lot 2 DP 396872
- Major renovation completed in 2017
- Plans available for shopfront completion, with potential to add an additional level to capture stunning northern views over the inlet and ocean (STCA)
- Unimproved land value as at 01/07/2024 = \$780,000

A rare chance to secure a prime commercial holding with immediate income and outstanding future upside.

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Listed By

John Murray



Listing Number: 3512804