Ray White Shellharbour City
Shop 2/18 Addison Street,
Shellharbour NSW 2529

118-120 Tongarra Rd, Albion Park, NSW 2527

Sold - $1,750,000

Office Suite















Rare Offering, Prominent Position, First time to market in 3

Ray White Shellharbour City is proudly offering this tightly held commercial asset to the open market for the first time in 38 years.

118-120 Tongarra Road, Albion Park is a long standing and integral part of the main commercial strip of Albion Park and celebrates a high passing traffic location, dual access points and a wealth of opportunity to upsize (STCA).

Open for Inspection

By Appointment.

Situated 1km from the access points to the North (Sydney) and South (Nowra) corridors, you will be a natural benefactor of the newly built Albion Park By-Pass. Located diagonally across from the newly built McDonalds Albion Park and ease of access to the Albion Park Shopping Village which includes a mix-use of retail stores including major national brands Woolworths, Reject Shop, Subway and a variety of smaller retailers, banks, Anytime Fitness gym, Barbers, hairdressers, beauticians and health food stores.

With the growth of the South Coast and its surrounds, locations of this caliber are rarely available to market and offers an ample array of uses and upsize potential.

This asset is a fundamental part of the Albion Park Commercial zone and allows a number of greater opportunities for Investors, Occupiers and the tenants operating within the space due its prominent positioning.

Key highlights include:
• Rare offering - offered to the market for the first time in 38 Years
• Floor Space Ratio 1.5:1
• Building height permitted - 12m
• Freehold zoned for E1: Local Centre
• Prominent high visibility centrally located asset, dual entrance points and access
• The total land size of 1,195m2*

For more information or to arrange an inspection, please get in touch with the exclusive sales agent below:

Listed By
Adam McGrath
Phone: (02) 4296 5233

Listing Number: 3424238

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.