

**141-147 Wentworth St, Port Kembla, NSW 2505**

**Price Guide \$2,500,000**

Retail Shop



## High Exposure, Triple Frontage Investment with Secure Income

Commanding a prime position in the heart of Port Kembla, 141-147 Wentworth Street presents a rare multi-tenanted freehold investment with triple street frontage, strong holding income, and strategic future potential.

Set on a substantial 1,112 sqm (approx.) landholding, the property comprises four secure tenancies generating \$104,070.02 net per annum.

Situated within the Port Kembla Revitalisation Plan Transition Zone, the site benefits from planning provisions encouraging mixed-use and design-enhanced corner sites, alongside improved pedestrian links to the town centre and waterfront.

Port Kembla is entering a new era of transformation, supported by; the Port Kembla 2505 Revitalisation Plan (2018 - 2043); the NSW Three Ports Master Plan and significant private investment.

The recently opened IGA supermarket and surrounding redevelopment activity highlight the precinct ongoing evolution into a mixed commercial, residential, and retail hub.

### Key Highlights

- Four secure tenancies returning \$104,070.02 net per annum
- Triple street frontage providing outstanding visibility and access
- E1 - Local Centre Zoning
- 1,112 sqm (approx.) site with flexible building layout

• Located within the Port Kembla Revitalisation Plan Transition Zone

• Benefits from NSW Three Ports Master Plan and ongoing infrastructure upgrades

• Surrounded by new developments and the recently opened IGA supermarket

• Strategic investment in a rapidly transforming Illawarra growth corridor

### Open for Inspection

By Appointment.

### Listed By



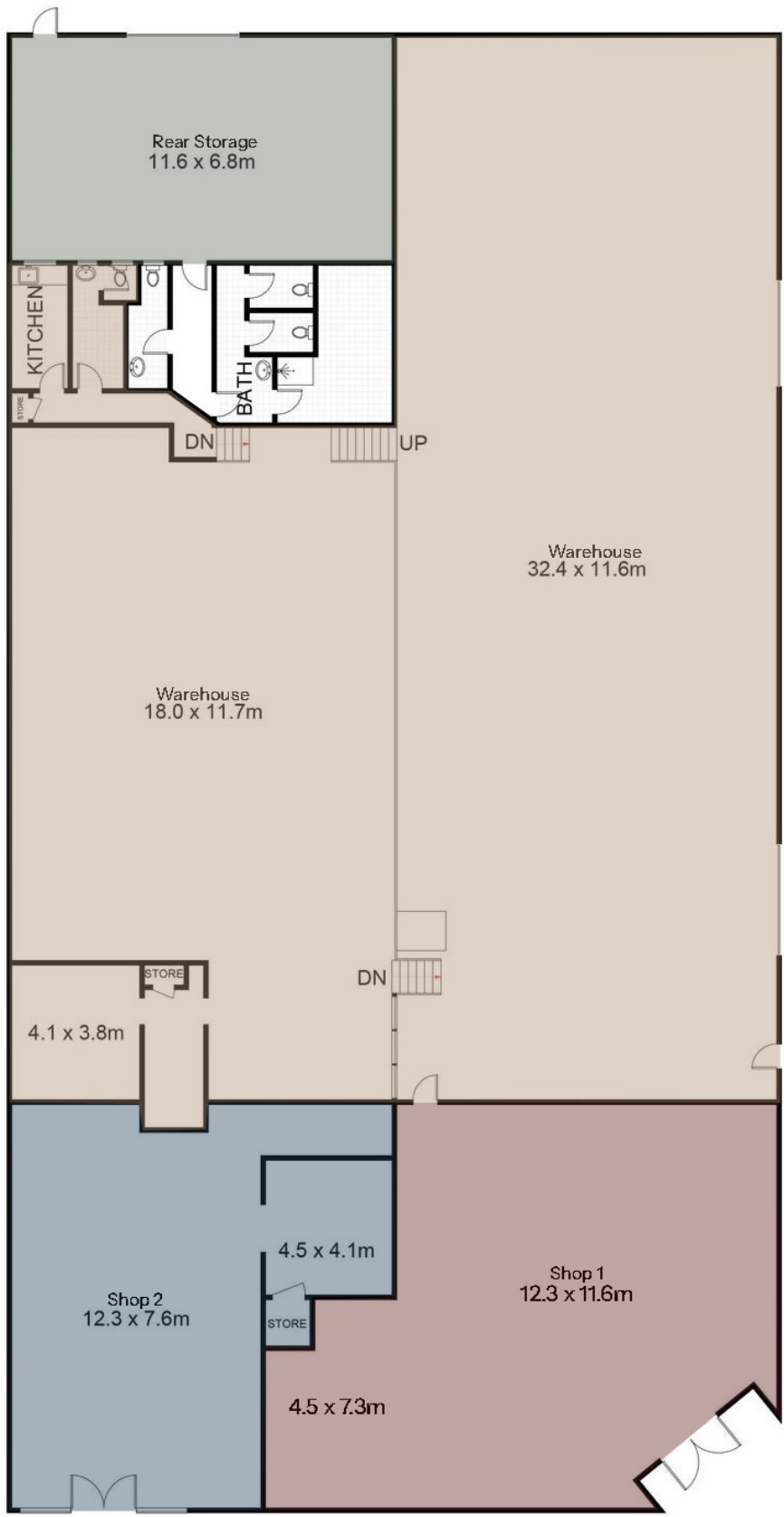
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Floorplan



Shop 1	119 sqm
Shop 2	73 sqm
Warehouse	604 sqm
Rear Storage	79 sqm
Common Toilets	63 sqm
<b>Total Int</b>	<b>1038 sqm</b>
<b>Land Area</b>	<b>1112 sqm</b>

# 141-147 Wentworth Street, Port Kembla

Scale in meters. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested person should rely on their own enquiries.