

16 Flinders St, Wollongong, NSW 2500

\$94,800 pa plus GST

Retail Shop



## High-Visibility Streetfront

Make your brand unmissable with large-format windows, strong signage lines and practical on-site amenities. Exposure to busy Flinders Street traffic to and from Wollongong CBD.

**Open for Inspection**

By Appointment.

Property can be leased as two separate premises as follows:

- Whole Property | \$94,800 pa + GST
- Street Level | \$52,000 pa + GST
- Basement Level | \$42,000 pa + GST

### Features

- Big street-facing windows suited to bold displays
- Excellent signage sightlines for steady drive-by visibility
- Rear parking for staff/customers
- Separate downstairs storage area
- Simple, open plan that's easy to configure
- Existing cool rooms on site (redundant/in situ)
- Range hood in place for food-oriented operators
- Opposite petrol station and laundromat for constant vehicle movements

A straightforward, high-impact base for retail, showroom or food-adjacent use. Inspect by appointment.

E3 Zoning | Productivity Support Commercial Zone

### Listed By



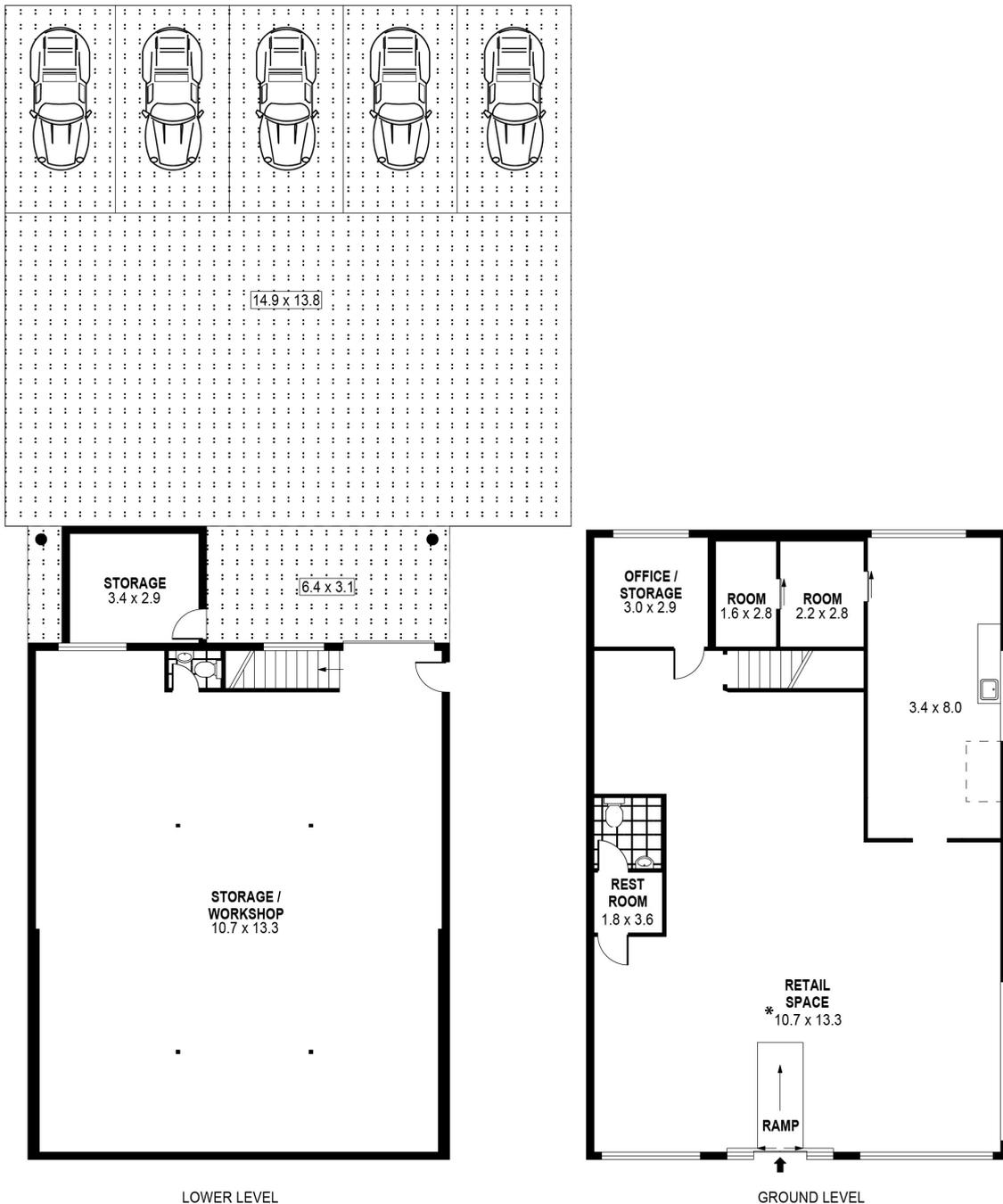
Chris Stylis  
Phone: (02) 4229 8600  
Mobile: 0419 211 331



Con Papadopoulos  
Phone: (02) 4229 8600  
Mobile: 0408 604 040



**Floorplan**



**SCALE (METRES)**

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 84772

INT : 316m<sup>2</sup>  
EXT : 225m<sup>2</sup>  
STORAGE : 10m<sup>2</sup>

**16 FLINDERS STREET**

**WOLLONGONG**