

22-26 Wentworth St, Port Kembla, NSW 2505

Sold - \$1,275,000

Office Suite



## Prime Retail & Office Building in Rapidly Evolving 'Artsy' P

Ray White Shellharbour City is proudly offering this outstanding opportunity to acquire a quality and versatile retail/office investment property in the heart of Port Kembla. Port Kembla is setting the standard to become the south coast version of the trendy Paddington/Newtown situated in Sydney.

**Open for Inspection**

By Appointment.

Take advantage of your proximity to an array of local barista's, trendy bars, boutique retailers, artists and small art galleries and a host of food offerings from the multicultural fooderies.

A key feature of this property is the natural awareness that can be produced for the tenants in the space, and the substantial foot/main strip traffic will ensure the longevity of the investment. With the area being a tightly held, opportunities of this nature are rare to the Market.

- Offered with 4 individual retail/office tenancies producing income and is fully tenanted at present.
- The property comprises of 613m<sup>2</sup> (approx.) of Land and has an asset with 368m<sup>2</sup> of lettable area.
- Floor to space ration of 1.5:1 offers future opportunities (STCA)
- Current Income of approximately \$73,000 per Annum
- Water Rates approximately \$800 per Annum
- Council Rates approximately \$6750 per Annum

The sale of this quality retail property is an exciting and compelling investment opportunity, offered to the market for the first time in nearly 25 Years.

For any further information or an inspection, please call James Mahony on 0490 456 073 and we are looking forward to servicing your enquiries.

The AUCTION will be held the 26th September at 6pm at the Shellharbour Civic Centre, Shellharbour Council Building, Shellharbour City Centre.

### Listed By

Ben Cohen  
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