Whale Coast Realty
34 Princes Highway,
Narooma NSW 2546

28 Glasshouse Rocks Rd, Narooma, NSW 2546

Sold - $1,230,000

Warehouse















Dual Tenancy Industrial Investment

28 Glasshouse Rocks Road, Narooma

Open for Inspection

By Appointment.

A solid industrial investment opportunity located in Narooma's tightly held industrial precinct, offering two established tenancies and excellent exposure along Glasshouse Rocks Road. Zoned E4 General Industrial, this property is ideal for investors seeking a low-maintenance, income-producing asset on the NSW South Coast.

The property comprises two separate sheds:
Big Shed (approx. 303sqm) – leased to Narooma Auto Elect on a 5-year term from 21 July 2023 to 20 July 2028, with a 5-year option and CPI annual reviews.
Small Shed (approx. 90sqm) – leased to Silly Willys on a 2-year term from 1 October 2024 to 1 October 2026, also with CPI reviews.

Together, the tenancies generate a combined gross rental of approximately $64,220 per annum, with tenants contributing to outgoings such as council rates, water use, and public liability insurance.

Operating expenses, including building insurance (approx. $3,600 p.a.), bring the net annual income to around $60,620, representing an attractive net return of approximately 4.68% at an estimated selling price of $1,295,000.

Sitting on an approx. 944sqm site, the property benefits from a great location with current land value of $465,000 (Eurobodalla Shire Council) and strong underlying land use potential within the expanding South Coast industrial corridor.

This is a rare, set-and-forget investment offering secure income from long-term local tenants, a functional industrial layout, and future capital growth prospects.

Key Features:

Total building area: approx. 393sqm (two sheds)
Zoning: E4 General Industrial
Land area: approx. 944sqm
Tenanted investment with leases in place
Net income: approx. $60,620 p.a.

Listed By
John Murray

Listing Number: 3514851

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.