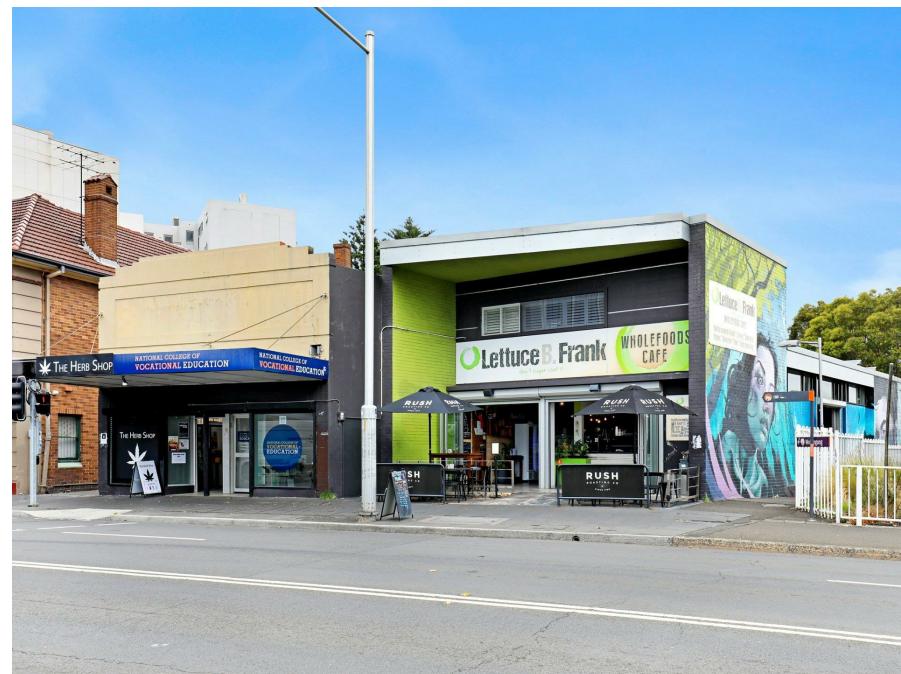


335 Crown St, Wollongong, NSW 2500**Sold - 1/08/2025**

Retail Shop



To be sold in one line – High Exposure Commercial Oppo

An exceptional chance to secure two freehold properties in one of Wollongong's busiest commercial corridors. 335 & 337 Crown Street will be sold in one line, presenting a Great Location, Great Tenants, and a Great Investment Opportunity.

Open for Inspection

By Appointment.

- Prime Location – Positioned on a high-traffic city thoroughfare, in the Central Business District just moments from Wollongong Central.
- Unbeatable Connectivity – Wollongong Train Station is directly at the rear, providing seamless access for commuters and potential customers.
- Secure Rental Income – Three tenants currently occupying four tenancies, ensuring a diverse rental profile.
- Fully Leased Asset – 337 Crown Street is leased entirely to a single, established tenant.
- Future Potential – Strong redevelopment or repositioning opportunities (STCA) due to its prime positioning and exposure.
- Maximum Visibility – Crown Street is a major connector road with a constant flow of vehicles and pedestrians, enhancing business exposure.

Property Details

- High exposure, multi tenanted site.
- 335 Crown St Land Area – 292 sqm approx.
- 337 Crown St Land Area – 350 sqm approx.
- Total Site Area – 643 sqm approx.
- Frontage – 15.5m approx.
- FSR - 1.5:1
- Lot Details – Lot A & B DP 400191
- Zoning – E2 Commercial Centre
- Current Gross Income – \$144 699.05 pa + GST

Outgoings

- 335 Crown St Outgoings
- Council Rates: \$5,507.96 pa
- Water Rates: \$596.92 pa + Usage
- 337 Crown St Outgoings

Listed By

Chris Stylis
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Listing Number: 3468743

Floorplan

