

38-40 Wentworth St, Port Kembla, NSW 2505**Expressions of Interest**

Office Suite

**Prime Commercial Investment – Dual-Site Opportunity in the H**

Elders Real Estate Wollongong is proud to present a rare opportunity to acquire a highly sought-after commercial property located in the thriving Port Kembla Business Precinct.

Open for Inspection

By Appointment.

Positioned prominently on well-established Wentworth Street, this listing comprises two adjoining commercial properties offering exceptional development and investment potential.

Property Features:

- Approx. 522m2 total land area
- Zoning – local centre
- FSR: 1.5:1
- Height Limit: 12 meters

This zoning and planning framework provides a significant long-term development upside (STCA), making it ideal for investors or developers looking to expand their portfolio in a rapidly growing area.

Included Properties:**38 Wentworth Street**

- Commercial café/restaurant – internal area approx. 90m2 plus external beer garden
- Approx. 259.m2 total land area
- Rear lane access from Military Lane
- Sale includes commercial kitchen with extraction system, underground grease trap, a large walk in cool room, commercial deep fryers, and other equipment.
- Currently rented offering instant rental return

40 Wentworth Street

- Approx. 250m2 retail/commercial shopfront
- Approx. 262m2 total land area
- Rear storage area

Listed By

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