Harcourts The Rocks
15 Livingstone Street,
South West Rocks NSW 2431

52 Forth St, Kempsey, NSW 2440

$975,000

Retail Shop















PRIME COMMERCIAL INVESTMENT

PRIME COMMERCIAL INVESTMENT – 8% NET RETURN | TWO LONG-TERM TENANTS

52 Forth Street – Next to Woolworths | High-Traffic Location | Secure Investment

Open for Inspection

By Appointment.

An outstanding opportunity for investors seeking a well-positioned commercial property delivering an attractive 7.82% net return, backed by two established long-term tenants.

Ideally located next to Woolworths, the property benefits from excellent exposure, strong passing traffic and the consistent activity generated by one of the area's major retail destinations.

With two separate tenancies providing diversified rental income, this is a ready-made commercial investment offering income from day one.

Investment Highlights
• 7.82% net return
• Two long-term established tenants
• Prime position next to Woolworths
• High-traffic commercial location
• Excellent exposure and passing traffic
• Dual income streams
• Established rental income
• Reduced vacancy exposure through multiple tenancies
• Strong investment fundamentals
• Ideal addition to a commercial property portfolio

The combination of location, established tenants, a 7.82% net return makes 52 Forth Street a compelling opportunity for investors seeking strong cash flow and a strategically positioned commercial asset.

Information Memorandum available on request

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Listing Number: 3550360

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.