

**81-83 Wentworth St, Port Kembla, NSW 2505****Sold - 19/09/2024**

Retail Shop

**TWO LEVEL – Commercial/Retail Building!**

POTENTIAL RENT OVER \$93,000 PLUS

Elders Real Estate Wollongong are offering you this opportunity to acquire an Entry Level - Commercial Suite/s

Positioned in well-established Wentworth Street - TWO LEVEL – Commercial/Retail building

The building is well maintained, with polished floors and high ceilings.

Ground Floor features:

- High profile ground floor suite, with direct street access
- New 3 year lease of \$300 per week
- Net lettable area of 34m2
- Occupied by an accountancy firm
- Bright open area.
- Kitchenette

First Floor features:

- Large - full floor of 208 m2 net lettable area
- Currently divided into multiple trendy, creative, well established business suites.
- Suites are all different sizes and are immaculately presented.
- Potential rent of \$78,000 plus p.a
- Kitchenette facilities
- Air-conditioned
- Bathroom amenities
- Multiple storage area
- Rear lane access, with multiple on site parking spots.

Property offers a very good return on investment with potential rental return of over \$93,000 plus

**Listed By**

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**Open for Inspection**

By Appointment.