

88 Kenny St, Wollongong, NSW 2500

\$1,700,000

Office Suite



Versatile Commercial Space in Thriving Inner-City Precinct

Positioned in a highly sought-after Wollongong location, 88 Kenny Street presents an outstanding opportunity for investors seeking a substantial property close to the heart of the city.

Open for Inspection

By Appointment.

Set on a generous 556m² parcel of land, the property comprises an impressive existing building of approximately 340m², complemented by 4–6 onsite car spaces.

With its substantial floor area, generous landholding and convenient location, the property offers a rare combination of space, flexibility and future potential.

Building Highlights

- Glass shop front
- Male and female amenities
- Kitchenette
- Currently leased to fitness studio
- Rent \$65,520 per annum net
- 3 + 3 lease from 1 August 2025
- 5% annual increases

Property Highlights

- 556m² landholding
- Approximately 340m² existing building
- 4–6 onsite car spaces
- R2 Low Density Residential zoning
- Excellent central Wollongong location
- Substantial existing improvements
- Flexible opportunity for investors, owner-occupiers or astute developers
- Potential to explore future residential uses, subject to council approval and planning requirements.

The existing building provides an expansive footprint and offers considerable scope for a variety of uses, subject to the relevant approvals. For those looking

Listed By

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