

223-225 Gipps Rd, Keiraville, NSW 2500

Sold - \$1,605,000

Retail Shop



Rare & Exceptional Opportunity

A great investment opportunity; strong and secure income with great potential in a central and sought after location. This property has 2 long standing commercial tenants. This location offers a great package; B1 Residential Development Zoning, 0.75:1 FSR and 9m height limit and a great & sustainable income. Situated on Keiraville's busiest street and prominently placed among other great and flourishing businesses. This property offers an exceptional opportunity for the up and coming investor, developer, an investor looking to add a great property with exceptional return to their portfolio or someone looking to place their business and residence in an amazing and rare locale (STCA)

Open for Inspection

By Appointment.

A central location like this is integral for flourishing businesses to thrive, with some fantastic surrounding stops such as; the locally renowned Zanders Café & White Rabbit Café, a supermarket & grocer, newsagency, Richardson Park & Nyrang Park with easy access to The University of Wollongong. These locations create the ideal location for a new business or potential development (STCA)

Shop 1 is a boutique travel agency paying \$27,394.56 per annum, which has been a flourishing business. This lease ends mid 2022 with an option to renew for 5 years.

Shop 2 is the Keiraville Post Office paying \$25,075.68 per annum. This lease ends at the end of 2022 with an option to renew for 5 years.

- Combined rental income of \$47,700.22 + GST per annum
- Council rates – \$6,622.46 per annum
- Water rates – \$435.84 per annum
- B1 Residential Development Zoning, 0.75:1 FSR, 9m height limit & 455m2 block

This property is a rare opportunity, which will be an exceptional addition to the astute investors' portfolio or a great start for the person ready to make their mark in the investment market. Opportunities like this come few and far between and are not to be missed!

Listed By

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