

**81-83 Wentworth St, Port Kembla, NSW 2505****Expressions Of Interest**

Retail Shop

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

Elders Real Estate Wollongong are PROUD to offer you this opportunity to acquire an entry level commercial suites.

Positioned in well-established Wentworth Street is this TWO LEVEL Commercial/Retail Building

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

**Ground Floor features:**

- High profile ground floor shop with direct street access
- New 3 Year Lease \$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.
- Currently returning over \$45,000 approx.
- Kitchenette facilities
- Air-conditioned
- Amenities
- Multiple storage areas
- Rear lane access, with plenty of on-site parking

Property offers a very good return on investment with total return of over \$61,000.

**Listed By**

Lou Niceski  
Phone: (02) 4228 7878  
Mobile: 0414 287 093

**Open for Inspection**

By Appointment.