

57 Wentworth Street, Port Kembla, NSW, 2505

THE AGENCY

Apartment For Sale

Sunday, 18 August 2024

57 Wentworth Street, Port Kembla, NSW, 2505

Bedrooms: 9

Bathrooms: 9

Parkings: 3

Type: Apartment



Antonio Vega
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Commercial/ Residential - Fully renovated building offers superb commercial investment opportunity.

57-61 WENTWORTH STREET, PORT KEMBLA

ZONING – E1 LOCAL CENTRE

LAND AREA: 817 SQM WITH TWO STREET ACCESS

Upper level: 375 sqm approx.

7 fully tenanted units by long-term tenants.

Ground Floor: 330sqm approx.

4 Street frontage shops.

Shop 61A: 117 sqm approx -

Shop 61 : 84 sqm approx – Leased

Shop 59A : 58 sqm approx

Shop 59 : 66 sqm approx

The property is superbly located in the heart of Port Kembla's CBD between the Post Office and the Newsagency and offers great street exposure and window displays for all 4 shops. It comprises of 4 street-fronted shops and 7 upper-level units with two street access for both retailers and tenants. A rare and lucrative market offering, this unique property presents an exceptional investment with outstanding income generating potential and future growth opportunities. The versatile land parcel allows sufficient space for further development (STCA) or to further enhance retailers' requirements with a large council car park at the rear of the property in Wentworth Lane and off-street parking at the front on Wentworth Street. Close to Port, Rail and Road hubs with public transport at the front door the building lends itself to a multitude of uses to accommodate most requirements. All spaces have been completely transformed by tasteful renovations and provide excellent versatility and endless possibilities to those seeking commercial investment opportunities.

- Potential rental return of \$4000 plus p/w, some leases currently in place
- Fully renovated brick building with great upstairs/downstairs separation
- All shops have street exposure, window display, kitchenettes.
- 7 upstairs units all leased with very long-term tenants.
- Front/rear building access, plenty of off-street parking
- Walking distance to public transport, Port Kembla Beach, MM and Fisherman's beach