



## PRIME CORNER POSITION

Retail • Other • Showrooms/Bulky Goods

47 Shellharbour Road, Port Kembla, NSW 2505

**Floor Area:** 750 m<sup>2</sup>

**Land Area:** 1218.00 m<sup>2</sup> (approx)

### Property Description

- OCCUPY, INVEST OR BOTH
- POTENTIAL FOR OWN USE PLUS INCOME
- BUILDING HAS BEEN TOTALLY RENOVATED
- JUST WALK STRAIGHT IN - NOTHING TO DO!
- CLOSE TO PORT KEMBLA HARBOUR
- CLOSE TO MAJOR SHOPPING PRECINCT
- LIGHT INDUSTRIAL - RETAIL - OFFICE ZONING
- HUGE CORNER WITH AMAZING EXPOSURE
- POTENTIAL R.O.I OF 6% (Subject to Lease terms)

DON'T MISS OUT ON THIS OPPORTUNITY

**For Sale**

Contact Agent  
For Sale

### Additional Details

**Tenure Type**  
Vacant Possession

**Zoning**  
LIGHT  
INDUSTRIAL/  
RETAIL



**Damian Evans**

0429501825

**WHK Commercial -  
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323 Keira Street, Wollongong NSW  
2500

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