



High Return Retail Shops and Boarding House - Port Stephens

Retail • Hotel/Leisure • Land/Development

11% Commercial Investment, 2626 Nelson Bay Road, Salt Ash, NSW 2318

Floor Area: 700 m²

Land Area: 1357.00 m² (approx)

Sold

\$1,125,000

Sold: Sat 18-Jun-22

Property Description

- **11% net return**
- **Excellent location on main road**
- **Long term multiple tenancies**

Centrally located just 8km to Newcastle International Airport and the This high exposure mixed use commercial property has 3 retail shops and a 6 room boarding house. The majority of tenants are long term and there is a wait list for the boarding house. There is the opportunity to renovate to add value and increase your return.

Salt Ash is an easy 10-minute drive to Stockton Beach and Newcastle International Airport, Newcastle CBD is 30 minutes, or 30 minutes to the popular tourist mecca of Nelson Bay and its 22 beaches.

Stockton Beach is 32 km (20 miles) long and stretches from Stockton, to Anna Bay. Stockton Beach is renown for fishing, 4Wdriving, quad biking, and riding camels over the picturesque sand dunes.

Key features include

- Net rent \$130,070 per annum
- 3 commercial shops and Boarding House (6 rooms)
- Land size 1357 sqm
- Council approvals in place
- Main road location with high level of passing traffic...

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

Municipality
Port Stephens

Car Spaces
10

Return
11.0% P.A.

Zoning
RU2 Rural
Landscape

Parking Comments
Off street parking



Daniel Connolly

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