



38-40 Wentworth Street, PORT KEMBLA, NSW 2505

Prime Commercial Investment – Dual-Site Opportunity in the Heart of Port Kembla

Elders Real Estate Wollongong is proud to present a rare opportunity to acquire a highly sought-after commercial property located in the thriving Port Kembla Business Precinct.

Positioned prominently on well-established Wentworth Street, this listing comprises two adjoining commercial properties offering exceptional development and investment potential.

Property Features:

- Approx. 522m2 total land area
- Zoning â## local centre
- FSR: 1.5:1
- Height Limit: 12 meters

This zoning and planning framework provides a significant long-term development

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 36P2827

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

**Elders Real Estate
Wollongong**
353 Crown Street
WOLLONGONG, NSW
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upside (STCA), making it ideal for investors or developers looking to expand their portfolio in a rapidly growing area.

Included Properties:

38 Wentworth Street

- Commercial café/restaurant with internal area approx. 90m2 plus external beer garden
- Approx. 259.m2 total land area
- Rear lane access from Military Lane
- Sale includes commercial kitchen with extraction system, underground grease trap, a large walk in cool room, commercial deep fryers, and other equipment.
- Currently rented offering instant rental return

40 Wentworth Street

- Approx. 250m2 retail/commercial shopfront
- Approx. 262m2 total land area
- Rear storage area
- Rear lane access from Military Lane
- Black canvas with in need of renovations
- Vacant possession available

Located in the central Port Kembla Business precinct, super close proximity to Port Harbour operation, famous Port Kembla Beach, schools, shops, and cafes,

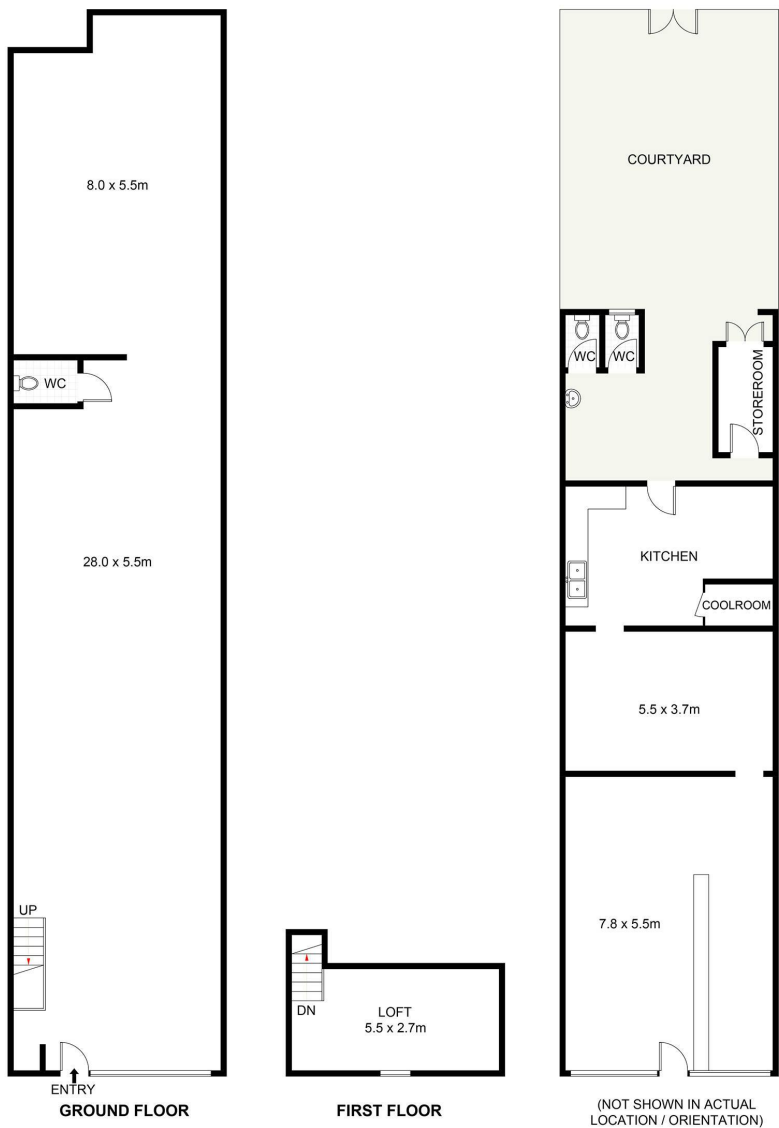
Only minutes to Wollongong CBD and Shopping Precinct, Wollongong University, Innovation Campus, Both Public and Private Hospitals

Sydney CBD, and airport only 1 hour away

Call today and schedule your private inspection.

- Land Area 521.00 square metres
- Commercial Type:
- Building Area: 340.00 square metres





38-40 Wentworth Street, Port Kembla



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Some images may contain digital furniture.