

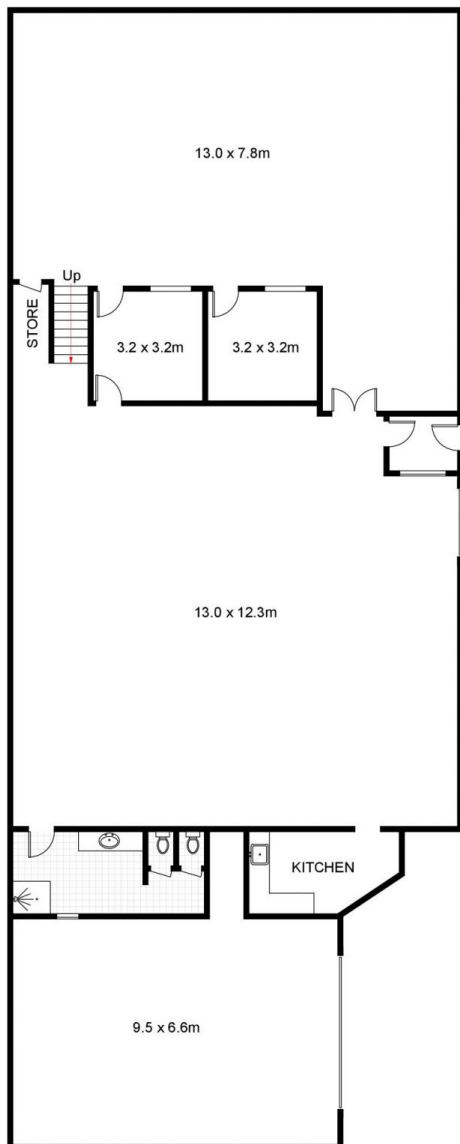


**47 Shellharbour Road Port Kembla NSW**

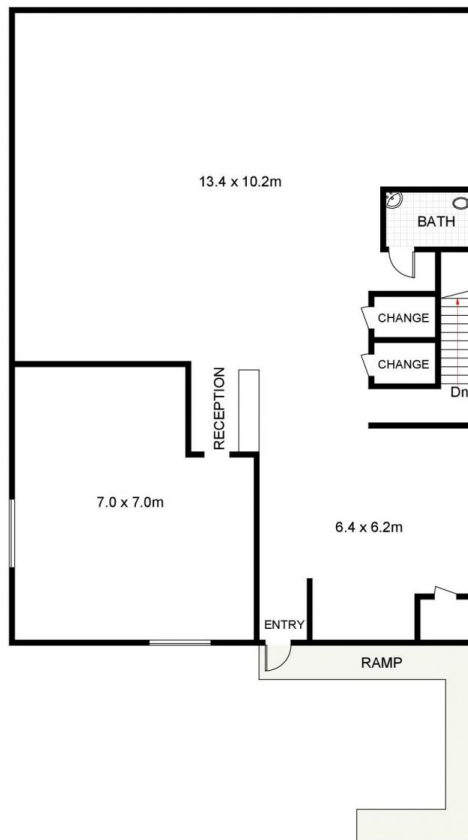
- POTENTIAL R.O.I OF 6% (Subject to Lease terms)
- OCCUPY, INVEST OR BOTH
- POTENTIAL FOR OWN USE PLUS INCOME
- BUILDING HAS BEEN TOTALLY RENOVATED
- JUST WALK STRAIGHT IN - NOTHING TO DO!
- CLOSE TO PORT KEMBLA HARBOUR
- CLOSE TO MAJOR SHOPPING PRECINCT

<b>Type</b>	: Retail
<b>Building Size</b>	: 750 sqm
<b>Land Size</b>	: 1218 sqm
<b>View</b>	: <a href="https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/port-kembla/commercial/retail/8045816">https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/port-kembla/commercial/retail/8045816</a>

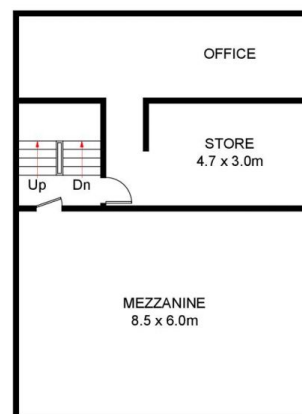
[For full version visit the website](https://www.whkcommercial.com.au)



GROUND FLOOR  
401.3 SQ M



FIRST FLOOR  
246.9 SQ M



MEZZANINE  
99.4 SQ M

TOTAL FLOOR SPACE  
APPROX 750 SQ M



## 47 Shellharbour Road, 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.