

# FOR SALE



## COMMERCIAL INVESTMENT

### Building & Land Package

4 Retail Shops & Luxury Apartment with Ocean Views

104 Fern Street  
Gerringong NSW 2534





# EXECUTIVE SUMMARY

ADDRESS	104 Fern Street Gerrigong NSW 2534
LOT/PLAN	LOT 1 DP 774193
SITE AREA	577 m2
LOCAL GOVERNMENT AUTHORITY	KIAMA
STREET FRONTAGES	Fern Street
ZONING	B, Business
ANNUAL INCOME - RETAIL SHOPS	\$217,666 + GST + OUTGOINGS
ANNUAL INCOME PENTHOUSE ( VARIABLE)	\$80,000 + GST (APPROX.)
TOTAL ANNUAL INCOME (NET)	\$290,000 - \$300,000







## RETAIL SHOPS



## Four (4) Retail Shops + Apartment with OCEAN VIEWS

*Excellent Tenants & ROI*

LOCATION: SOUTH COAST, New South Wales, AUSTRALIA

This excellent property is located in the heart of a coastal town. With excellent exposure and visibility it is only a short walk to the beach. Tourists visit the town for its stunning beaches to enjoy swimming, surfing and fishing, and its lovely restaurants and cafés. Also two vineyards in the area producing award-winning wines, one with cellar door sales, attracts tourists to the area.

### THE PROPERTY

This unique property features a luxury penthouse residence/apartment on the upper level of four (4) excellent retail shops. The penthouse, which spreads over two floors of approximately 686m<sup>2</sup>, has spectacular panoramic ocean views. Features include 3 bedrooms, 2 bathrooms, sauna, 10m lap pool, theatre room, grand piano area, gourmet kitchen, extensive outdoor terrace, barbecue area, five flat screen TVs throughout and private lift access. Currently, offered for short term lease to tourists (daily/weekly or monthly terms), it offers investors the opportunity to convert it to 2 or 3 serviced apartments (STCA).



# RETAIL SHOPS



The commercial retail shops with quality fit-outs and exposure in a high traffic area are with long leases and excellent incomes. It adjoins the Council Reserve and Car park, an amenity essential for retail businesses such as the restaurants and cafés.

Features of the commercial shops and are:

Quality fit-out

In a high traffic area

4 separate leases

In high tourist volume destination

Panoramic ocean views

Close to Council car park



# LUXURY PENTHOUSE RESIDENCE



Currently the Penthouse is leased to tourists on a short term basis, for an income of approximately \$2,400 per week. Subject to Council approval, the residence can be converted to 2-3 serviced apartments as accommodation to tourists.



Gerringong is a town located about ten minutes drive south of Kiama in the Illawarra region of New South Wales, Australia in the Municipality of Kiama. At the 2016 census, Gerringong had a population of 3,966.

Distance: 130 km from Sydney & 12 km from Kiama

**Disclaimer:**

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