



## Port Kembla, 10-14 Wentworth Street

### Your Commercial Opportunity Awaits

LJ Hooker Commercial is pleased to present 10–14 Wentworth Street, Port Kembla – a substantial three-storey freehold property set within the heart of the Port Kembla Town Centre Revitalisation Precinct, offering prominent street presence, holding income, and exceptional value-add potential.

Positioned on a generous 1,140sqm parcel\*, the property comprises approx. 644sqm of ground floor lettable area\*, with an additional 408sqm across two upper levels\*, allowing for future activation or redevelopment.

Located adjacent to a high-impact intersection identified in Council's Port Kembla 2505 Revitalisation Plan as a key gateway site, this property stands to benefit from significant public and private investment.

• Substantial 1,140sqm freehold landholding\* in a designated growth and revitalisation

#### For Sale

Price Guide \$1,500,000

#### Building Area

677sqm

#### Contact

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

zone

- Approx. 644sqm ground floor NLA\*, plus 408sqm of upper-floor area\* ready for repositioning
- Just 300m to the incoming IGA national supermarket, projected to significantly increase local foot traffic
- Zoned E1 Local Centre &ndash; highly flexible for commercial, residential, or mixed-use outcomes (STCA)
- Rear lane access, loading dock, and on-site parking via Military Lane
- Directly within the Town Centre Strategic Precinct and a Council-identified opportunity site for architectural uplift and urban renewal

This is a rare chance to secure a versatile and well-located building with holding income, high-return development potential, and the ability to manufacture equity through adaptive reuse or redevelopment.

Investors and developers will recognise the long-term value in this strategic freehold, surrounded by infrastructure upgrades, streetscape improvements, and growing residential and commercial demand in the Port Kembla core.

\*Approximately

## More About this Property

<b>Property ID</b>	VCVHQZ
<b>Property Type</b>	Industrial/Warehouse
<b>Building Area</b>	677 m2
<b>Land Area</b>	1140 m2

**William Milenkovski 0410 418 680**

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# 10 - 14 Wentworth Street, Port Kembla



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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