



Information Memorandum

150 - 152 Lake Entrance Road, Oak Flats



WHK COMMERCIAL PROPERTY SPECIALISES
IN COMMERCIAL SALES, LEASING & MANAGEMENT.

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The Opportunity

This exceptional commercial property is situated in a high-traffic area, offering a stellar investment opportunity with secure returns from some of the nation's leading retailers.

Occupied by major tenants including Drummond Golf, Hit Republic, Clark Rubber, Repco, GJ Gardner Homes, and Shellharbour Meats, this asset is strategically located to take advantage of consistent foot traffic and a thriving retail hub.

This is a rare chance to secure a premium commercial property with a proven income stream. Don't miss out—invest in a property that offers security, growth potential, and long-term returns.

Contact us today to arrange a viewing or learn more about this outstanding investment opportunity!



Mark Marinelli
Buyers & Leasing Agent
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Executive Summary



ADDRESS 150 - 152 Lake Entrance Road, Oak Flats NSW 2529

TITLE Lot 10 DP 1218443 & Lot 2 DP 1177516

AREA

150 Lake Entrance Road	
Land	3,096 sqm
Build	1,403 sqm
152 Lake Entrance Road	
Land	2,498 sqm
Build	905 sqm

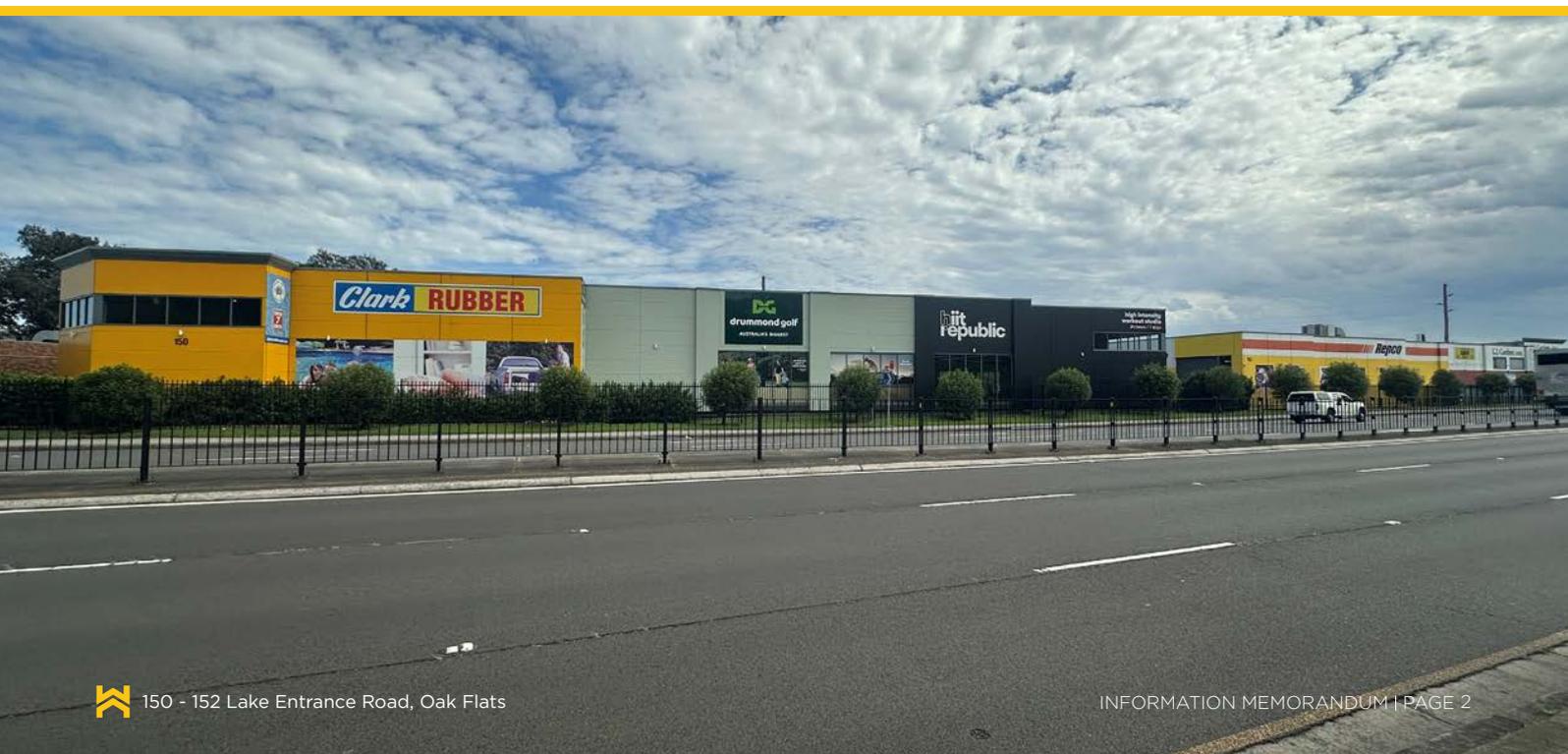
PROPERTY ZONING E1 Local Centre

RENTAL INCOME \$707,962.99 + GST PA

OUTGOINGS

Total Outgoings	\$106,080.48 PA
Payable by Tenants	\$62,994.35 PA
Payable by Owner	\$43,086.13 PA

NETT RENTAL INCOME \$664,876.86 + GST PA





Tenancy Schedule



150 LAKE ENTRANCE ROAD							
ADDRESS	TENANT	AREA SQM	RENT	OUTGOINGS	TERM	OPTIONS	ANNUAL INCREASES
Unit 1	Viva Leisure	355	\$ 78,785.52	\$ 20,259.54	26/10/2020 - 25/10/2025	5 years	3%
Unit 2	Drummond Golf	647	\$ 226,000.00	Gross Lease	10 Years	TBC Upon Lease Finalization	CPI
Unit 3	Clark Rubber	401	\$ 148,000.00	Gross Lease	10 Years	TBC Upon Lease Finalization	CPI
Subtotal			\$ 452,785.52	\$ 20,259.54			

152 LAKE ENTRANCE ROAD							
ADDRESS	TENANT	AREA SQM	RENT	OUTGOINGS	TERM	OPTIONS	ANNUAL INCREASES
Unit 1 + Storage	South Cove (GJ Gardner)	251	\$ 67,122.11	\$ 13,559.47	04/05/2025 - 03/05/2028	2 x 1 year	3%
Unit 2	GPC Asia Pacific	454	\$ 127,650.00	\$ 29,175.34	07/09/2024 - 06/09/2026	2 x 2 years	CPI
Unit 3	David Azzopardi	200	\$ 60,405.36	Gross Lease	26/08/2016 - 25/08/2026	5 years	CPI
Subtotal			\$ 255,177.47	\$ 42,734.81			

Totals			\$ 707,962.99	\$ 62,994.35			
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ZONE E1 LOCAL CENTRE

1. Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

2. Permitted Without Consent

Home businesses; Home occupations

3. Permitted with Consent

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Water reticulation systems; Any other development not specified in item 2 or 4

4. Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wholesale supplies



Photos





Location



Property Location

1

Shellharbour Stocklands

3

Oak Flats Train Station

2

Shellharbour City Council

4

Princes Motorway Nth/Sth



Agents Profile



Mark Marinelli
Buyers & Leasing Agent
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A Member of The Real Estate institute of NSW, Mark is proud to uphold the ethical commitments promoted by his Industry's body. Known for his loyalty, honesty and determination, Mark's reputation for integrity has earned him an exceptionally loyal clientele.

Mark is a part of that rare breed within the property sector; he is an agent who is prepared to forgo income in pursuit of maintaining his integrity.

"I am competitive by nature and I take pride in the results I achieve. But the thing I value most highly is my reputation; nothing is more important to me than my ability to look people in the eye and deal with them honestly."



WHK Commercial Property has not only the skills and experience, but more importantly the local knowledge to efficiently manage the full scope of your commercial real estate needs.

Whether it is the sale or leasing of your office, industrial warehouse or a retail property, Our team will be on hand to ensure that your expectations are not only met but well and truly exceeded.

We are continually striving to be dynamic and innovative in our approach and are constantly exploring ways of being more efficient in our operations. Our sales database contains thousands of current national investors that are categorised relevant to their investment criteria. This has been formulated over 10 years of various sales campaigns.

Our real estate office is situated in the centre of Wollongong's CBD. Our close proximity to various key commercial suburbs throughout the Illawarra, enables us to establish a close professional relationship with our property owners and tenants, and instils a confidence amongst our clients.

Our locality to other Illawarra businesses and services also enables us to establish strong partnerships with various suppliers, keeping business and profits within the region, thus strengthening the local economy.



DISCLAIMER

WHK Commercial has prepared this report as a means of adopting a starting point for an organised strategy for the sales strategy of this property. It is not a valuation or intended to be relied upon by any person as such (including in support of any financing application), and if professional valuation expertise is desired we should be instructed accordingly.

Of necessity all marketing strategies involve strong elements of intuition and prediction and must be fluid and responsive to a variety of factors including:

- Economic cycling
- Financial market and borrowing cost fluctuations
- Demographic changes
- Alteration in public tastes and styles of stock for which demand is sustainable
- Oversupply of stock in region or market layer
- Impact of alteration of planning or other laws
- Competing / similar properties in the vicinity of the site
- Seasonal trends
- Delays in realisation due to (e.g.) building disputes
- Volatility of building costs.

“The Agents” reserve the right to revise pricing or any strategy at any time based on the need to meet market factors and expectations

Methods of marketing are suggested to maximise impact in accordance with the marketing budget you have set. No guarantee or warranty is given that any combination, of strategies will produce a given result or level of result and all marketing fees and outlays should be treated as risk capital.

Price is suggested taking into account recent market evidence in the locality for more or less comparable properties (constructed or in course of construction). Any price mentioned in the advertisements does not take into account any applicable Goods and Services Tax (“GST”). Prospective purchases are strongly advised to make their own inquiries as to whether any listing price is inclusive or exclusive of GST.

Information and figures contained in this report have been obtained from various sources as noted throughout the report. We have not independently checked and verified any of the information we merely pass it on for your reference. We make no comment on and give no warranty as to the accuracy of the information contained in this report which does not constitute all or any part of any offer or contract. Zoning and land area details are as provided by RP Data and are subject to confirmation.

This marketing submission is provided as a preliminary opinion only. It does not represent a formal valuation and should not be relied upon or treated as such.

We advise that “the Agents” are not Registered Valuers and strongly recommend you seek professional advice from a Registered Valuer.

We reserve the right to revise this submission subject to further investigation and assessment.

In accordance with Company policy this document has been prepared for the use only of the party for whom it has been prepared as stated in this document and we accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.