Raine&Horne



11 & 12/16 Alexandra Street, Berry

Sold for \$1,475,000 (Aug 01, 2025)

Positioned in the thriving village centre of Berry, Shops 11 & 12 at 16 Alexandra Street represent a rare chance to secure a high-performing commercial asset in one of the South Coast's most tightly held markets.

Spanning a total of approximately 196sqm across two titles, this dual-shop offering boasts strong street frontage, high foot traffic, and excellent off-street parking-each tenancy includes two dedicated car spaces (four in total). Both tenancies are occupied by long-standing and popular businesses: Whipp Label in Shop 11 and Shady Fig in Shop 12, ensuring reliable returns from established operators.

Recent upgrades add further value, including a brand-new roof and new flooring installed 18 months ago, a new back door in WHIPP the Label (Shop 11), and a new air-conditioning unit in Shady Fig (Shop 12). In addition, a new switchboard has been installed for Shady Fig, along with smart meters for both shops 11 and 12-enhancing energy efficiency and modernising the infrastructure.

Shop 11 – Whipp Label

1 car space

Property ID: L34617018

Property Type: Retail

Building / Floor Area: 89

Land Area: 196.0 sqm

Jacqueline Crapp

0429 104 011 jacqui.crapp@berry.rh.com.au Leased at \$3,090.00 per month

Shop 12 - Shady Fig.

1 car space

Leased at \$2,747.01 per month

Zoning: E1 Local Centre & SP2 Infrastructure

Commercial opportunities in Berry are seldom offered to market. As the gateway to the South Coast and Shoalhaven Region, Berry continues to thrive off its steady residential growth and booming tourism industry. Located just two hours from Sydney, the town draws consistent visitor traffic and strong local investment interest, making properties like this a standout portfolio addition.

This is more than a commercial sale-it's a foothold in one of the South Coast's most desirable regional centres, with immediate income, long-term potential, and a proven rental history.

For further details or to arrange a private inspection, contact Jacqui Crapp on 0429 104 011 or Corey Hamilton on 0474 705 842.