



INFORMATION MEMORANDUM

SHOP 5/2 LITTLE STREET, FORSTER

FIND YOURSELF IN THE HEART OF
FORSTER





SUMMARY

This substantial commercial premises presents an exciting opportunity, offering a generous and versatile layout currently configured as an established restaurant, with a secure tenant already in place on a five-year lease. With strong street presence, an expansive internal footprint and a flexible configuration, the property provides excellent scope for continued hospitality use or future adaptation to suit a range of commercial possibilities.

Address Shop 5/2 Little Street, Forster NSW 2428

Legal Description Lot 5 SP72411

Overview Commercial shop with a dining area, wet room, bar/service area, storage, access to grease trap, walk-in cool room and exclusive use amenities/area

Price Guide \$3,300,000

Zoning E2 - Commercial Centre Zoning

Site Area 308 sqm (internal)

Inspections Inspections via agent



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PROPERTY

Shop 5/2 Little Street, Forster presents an outstanding commercial opportunity, offering a substantial and versatile space with a strong street presence and a secure tenant already in place on a five-year lease.

Currently configured for hospitality use, the premises offers a generous dining area, commercial kitchen, bar/service area and storage, together with access to a grease trap and shared amenities. The spacious and flexible configuration supports the day-to-day requirements of an established restaurant operation while providing excellent versatility for the future.

With prominent street exposure and excellent signage potential, the property is zoned E2 Commercial Centre, providing flexibility for a broad range of commercial uses and adding to its long-term appeal.

Importantly, the size and configuration of the suite provide exciting future potential to split the premises into three or four smaller commercial tenancies, subject to Strata Approval and all relevant statutory approvals. This could create greater flexibility for future leasing, broaden the range of potential occupants and provide an opportunity to establish multiple income-producing tenancies within the one commercial asset.





FINANCIALS

Council \$1,116 P/Q
Strata \$5,916.90 P/Q
Net Rent \$150,000 p.a + GST +
outgoings

TENANCY DETAILS

Lease Term 5 Years
Option Further 5 Years
Rent Reviews 4% Annually

FUTURE POTENTIAL

Potential 3–4 tenancy
configuration, subject to Strata
approval
Multiple leasing opportunities

This floorplan, including fixture measurements and dimensions, is approximate and for illustrative purposes only. Potential future split into 3-4 tenancies is subject to Strata approval and all relevant statutory approvals.



OPPORTUNITY

Positioned within the thriving Forster CBD, this **high-exposure commercial suite** presents a compelling opportunity for investors and owner-operators alike.

For investors, the property offers a **low-maintenance, strata-titled asset** in a tightly held coastal precinct, with strong leasing appeal to restaurants, beauty, medical, allied health and boutique retail operators. The modern fit-out, practical layout and prominent glass frontage enhance tenant demand and minimise future capital expenditure.

For business owners, this is an opportunity to establish or relocate your brand in one of the **Mid North Coast's fastest-growing lifestyle destinations**. Surrounded by established retailers, cafés, accommodation providers and just moments from Wallis Lake and Main Beach, the location benefits from consistent foot traffic and year-round tourism.

With E2 Commercial Centre zoning allowing for a wide range of commercial uses (STCA), this versatile space is ideally suited to:

- Beauty and aesthetics clinics
- Allied health and consulting rooms
- Boutique retail
- Professional services
- Restaurants

Whether seeking a strategic coastal investment or a high-profile base for your business, this property delivers flexibility, exposure and long-term growth potential in a prime CBD setting.





LOCAL GROWTH & DEVELOPMENT

Forster is experiencing strong regional growth, driven by significant public and private investment, upgraded infrastructure, and ongoing lifestyle migration from metropolitan areas. Its blend of coastal charm, modern amenities, and natural beauty continues to attract new residents, supporting steady property and economic expansion.

Forster's Main Beach Development

A comprehensive 30-year vision to revitalise the town's foreshore, the Forster Main Beach Masterplan will enhance accessibility, public spaces, and commercial activation — reinforcing Forster's position as a leading coastal destination and supporting sustained tourism and local business growth.

The Forster Civic Precinct

The \$20.9 million Forster Civic Precinct is transforming the town centre with a new library, visitor information hub, and community facilities. Jointly delivered by MidCoast Council, the Federal Government, and Enyoc, this major project reflects strong confidence in the region's continued population and tourism growth.

Tourism, Lifestyle & Economy

As one of the Mid North Coast's most visited destinations, Forster-Tuncurry thrives on tourism, aquaculture, and lifestyle living. The region produces around 40% of NSW's Sydney Rock Oysters and continues to benefit from investment in transport, retail, and recreation. These fundamentals underpin ongoing demand for quality housing and position Forster as a key lifestyle and investment hub on the NSW coastline.





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