



37 Griffiths Road, Lambton NSW 2299

Commercial Investment

Building Area: 1,716m² (approximately) - This commercial/retail investment is located on Newcastle's main western arterial road making it highly exposed and easily accessed. Included with this property is:

(2) Tenants (one retail) (one office) both on new (5) year leases
Hadley Cycles who have been in this location since 2000
Wanydali have just expanded into the neighbouring unit
Large asphalt car park
B(5) Business Development Zoning
3,247m² parcel of land
Combined net income: \$269,084pa + OGs + GST

Griffith Road is becoming a strong commercial/retail precinct, one that maximises its central position and conven

Industrial
FOR SALE

1716sqm

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Commercial**

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