



Approximate Gross Internal Area = 66.8 sq m

9/420 High St, Maitland

\*Disclaimer: These Plans are for advertising purposes only. Interested parties should only rely on their own enquiries. We accept no responsibility for any inaccuracies contained in this document.

## 9 & 10/420 High Street, Maitland NSW 2320

### Prime CBD Location

Located within the Iconic Colonial Centre, the unit shares a common walkway with an array of long term tenants. Perfect for the first-time commercial purchaser or a great rental to add to your property portfolio.

Positioned at the rear of the arcade, the property benefits from views over the Hunter River and the large council carpark metres from the office.

- ? \$15,650 net return (approx.)
- ? Existing fitout
- ? Approx. floor area 66m<sup>2</sup>
- ? Ample customer parking
- ? Abundance of natural light to the premises
- ? New 2 + 2 year lease

Offices  
FOR SALE

66sqm

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