

**1-3 Ken Tubman Dr, Maitland, NSW 2320**

**\$1,800,000**

Retail Shop



## ROBUST RETURNS HERE- 7.7% NET

Commanding a prominent position within the dynamic heart of Maitland's CBD, this dual-tenancy commercial holding offers an exceptional opportunity for investors chasing strong returns and long-term security. With a robust 7.7% net return and a history of consistent occupancy, this is the kind of "set-and-forget" asset that rarely comes to market.

### Open for Inspection

By Appointment.

On one side, a respected and long term anchor tenant Castle, expiring 30/11/2026 - who are the largest DES & NDIS provider operating across the Newcastle, Hunter & Central Coast regions. Theirs is a substantial office footprint, anchoring the property with professionalism and permanence. On the other, a well-established IT Specialist, who have recently moved in & highlight the versatility and overall appeal of the complex to a broad commercial base.

Each tenancy benefits from generous layouts with open-plan offices, dedicated meeting rooms, and large frontages that take full advantage of this high-visibility location. Positioned on an inset corner block with excellent vehicle traffic, the site enjoys a steady stream of exposure.

Whether you're expanding your portfolio or stepping into commercial investment, this property delivers on all fronts: location, yield, tenancy quality, and potential.

Combined tenancies equal approx. \$138,000 pa. post recoverables.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 or Ben Cotton 0434 638 822 - 7 days for all inspections & further information.

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

### Listed By

Todd Fisher

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Listing Number: 3500356

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

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