LJ Hooker Singleton
7/172 John Street,
Singleton NSW 2330

252 John St, Singleton, NSW 2330

Sold - 17/10/2025

Commercial Shop















Exceptional Investment Opportunity

Positioned with high exposure on John Street, this prominent two level brick bulky goods warehouse is occupied by a secure, long term tenant. The property features a generous showroom, well appointed offices, and comprehensive staff facilities.

Open for Inspection

By Appointment.

Currently leased at $113,300 per annum plus GST until 30 June 2029, with a further 3 year option, this investment offers strong security. Annual rental increases of 3% apply from 1 July each year.

The tenant is responsible for key outgoings; including council rates and charges, water and sewerage charges, land tax, building insurance; plus GST.

Lear & Smith, part of the global Rexel Electrical Supplies Group - the worlds largest electrical supplier have been the sole occupants since construction approximately 30 years ago. The tenants commitment to the property is supported by their significant recent capital upgrades, including: 26 kW solar panel system with 30 kW batteries, EV charging station, automatic entry doors, new carpets and fresh paint throughout along with additional tenant planned improvements.

With a blue chip global tenant, secure lease structure, and ongoing lessee upgrades, this property represents a premium, set and forget investment ideally suited to superannuation funds and long term investors.

Contact Michael Cruickshanks on 0409 362 130 to arrange your private viewing today.

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.

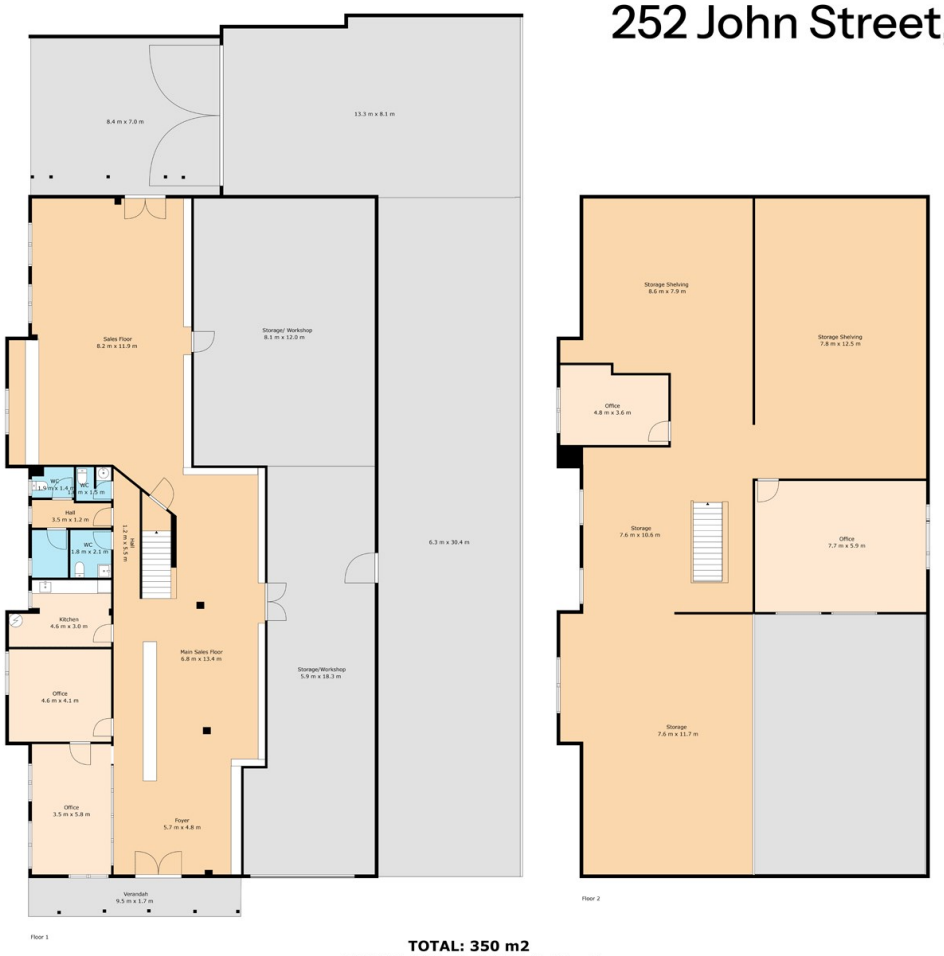
Listed By
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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

Floorplan

252 John Street, Singleton



TOTAL: 350 m2
FLOOR 1: 285 m2, FLOOR 2: 65 m2
EXCLUDED AREAS: PORCH: 16 m2, DRIVEWAY: 355 m2, WORKSHOP: 190 m2,
STORAGE: 97 m2, ROOM: 314 m2
WALLS: 33 m2

ALL SIZES, DIMENSIONS & ELEMENTS ARE APPROXIMATE & INTENDED FOR VIEWING PURPOSES ONLY
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