

63 Mitchell St, Stockton, NSW 2295

Sold - \$562,575

Office Suite



## Prime Investment Opportunity – Secure Tenant & Strateg

Unlock the potential of this exceptional commercial property, ideally positioned on a prominent corner on the fringe of Stockton CBD. This strategic location offers excellent accessibility—only 600m (approx.) from the Stockton passenger ferry wharf with direct access to Newcastle City, and just a 30-minute (approx.) drive to the Newcastle CBD.

This solid, well-maintained building is currently leased to a long-standing, reputable tenant on a 5-year lease set to expire in July 2028, with a 5-year renewal option in place—providing stability and peace of mind for the savvy investor.

### Open for Inspection

By Appointment.

- \* Annual rental income: \$24,348.36 + outgoings
- \* Established tenant with strong rental history
- \* High-exposure corner location with consistent foot and vehicle traffic
- \* Proximity to key transport links and Newcastle CBD

Whether you're expanding your investment portfolio or securing your first commercial asset, this opportunity delivers reliable returns in a rapidly developing region.

Zoning: E1 Local Centre  
Land Area: 151sqm approx  
Council: Newcastle  
Land Rates: \$4248pa approx  
Water Rates: \$983pa approx

We have obtained all information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. Photos maybe digitally edited and include virtual furniture.

### Listed By

The Office  
Phone: (02) 4928 7400

