



Cessnock, 275 Maitland Road

Great Opportunity

Located on the high-profile Maitland Road position in Cessnock, this property is an exceptional opportunity to be your own boss and expand your property portfolio at the same time. Offering a range of features that make it a strong investment opportunity and a seldom seen opportunity.

One of the key benefits of this commercial property is its convenient location, only 1 km from Cessnock CBD and 10 km from the Hunter Valley Vineyards, also providing easy access for customers. The property is home to the long established and well respected "Barry's Meats" and is well appointed as a high turnover modern butcher shop with a classic touch.

The property has a total land area of 386sqm and a total building area of 159sqm. This includes the front main building and rear additional cool room area.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Sale

\$850,000

Building Area

159sqm

Contact

Bryce Gibson

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LJ Hooker Cessnock
(02) 4050 6000

The front building comprises a service area, food preparation area, storage, and cool rooms. The rear dwelling is converted into an additional cool room and freezer area, providing ample space for storage and preparation.

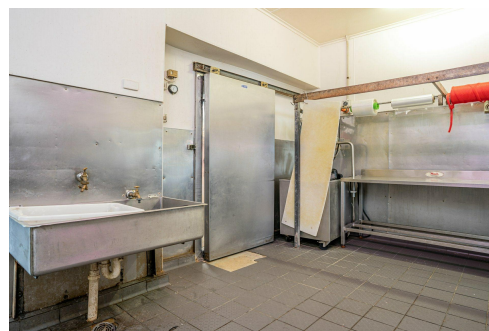
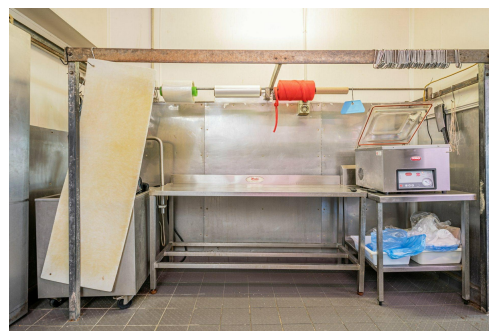
This property is zoned as R3 Medium Density Residential with existing use rights to operate as a butcher's shop. The Building and the business will be sold in one line with all fixtures, fittings, and equipment + SAV.

Property Quick Facts

- Total land area: 386sqm - Total building area: 159sqm - Business financials available to approved parties - An additional cool room and freezer in the rear. - Council Rates approx \$3,608pa - Water Rates approx \$1,356.30 pa

Overall, this property is a rare opportunity to owner operate your own business in prime commercial space.

To find out more about this amazing opportunity please feel free to contact Bryce Gibson or Bree Perkins on 40506000.



More About this Property

Property ID	122UF5N
Property Type	Retail
Building Area	159 m ²
Land Area	386 m ²

Bryce Gibson 0422 227 668

Principal & Selling Agent | bryce.gibson@ljhooker.com.au

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