



1-3 Ken Tubman Drive, Maitland

## 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.

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. There 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

### FOR SALE

\$1,800,000

### BUILDING AREA

700sqm

### AGENTS

Todd Fisher

0438 592 920

tfisher.maitland@ljhooker.com.au

Jack Fisher

0438 165 825

jfisher.maitland@ljhooker.com.au

### AGENCY

LJ Hooker Maitland

(02) 4933 5511

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.



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.

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## MORE DETAILS

Property ID	1EFEF6H
Property Type	Retail
Building Area	700 m2

### Todd Fisher 0438 592 920

Principal/Licensee in Charge | [tfisher.maitland@ljhooker.com.au](mailto:tfisher.maitland@ljhooker.com.au)

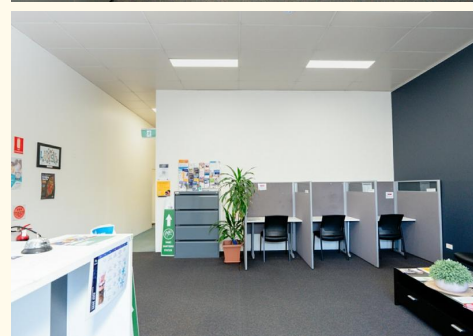
### Jack Fisher 0438 165 825

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FLOOR PLAN  
**TOTAL: 315 m<sup>2</sup>**  
 FLOOR 1: 315 m<sup>2</sup>  
 WALLS: 14 m<sup>2</sup>

Unit 11/1A Ken Tubman Dr,  
**Maitland**

DISCLAIMER: Plans shown are for presentation purposes only and not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

**LJ Hooker**  
 Maitland