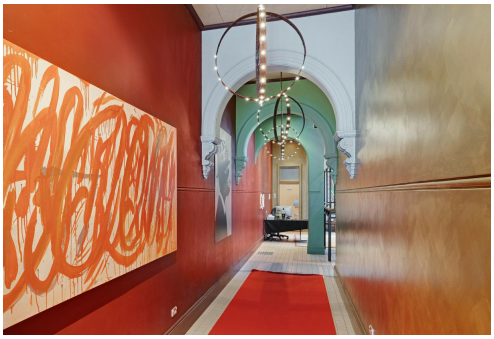








Maitland, 416 High Street

1 of a Kind Landmark Inner City CBD Investment

1 | 1 | 0

For Sale
$945,000

View
ljhooker.com.au/1D9NF6H

Contact
Todd Fisher
0438 592 920
tfisher.maitland@ljhooker.com.au

Ben Cotton
0434 638 822
bcotton.maitland@ljhooker.com.au

We are ecstatic to bring you The Hills Chambers Building —a landmark commercial property, returning strong incomes on both of its tenancies, right here in the beating heart of Maitland's Levee Precinct. This stunning building, circa 1906, is locked & loaded with charm like no other, and after recently being subdivided from a larger holding, is ready to secure her own future for the long term!

Our current owners have future plans divested elsewhere & while sadly that means the HCB doesn't feature for them, it offers you the next custodian an amazing opportunity to envisage what the future could look like with you, and this very special property.

Long-term anchor tenants occupy the street level & upper level —and with neither of them expressing intentions to "move on" in the future, this is quiet easily, an option that demands your actioning!

LJ Hooker

LJ Hooker Maitland
(02) 4933 5511

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.

Tenancy 1: The Hills Chambers Building (top level) —Currently leased to long-term medical tenants for app $44,633 p.a on a gross lease with total lettable area of approximately 200sqm of amazing floorspace. Spread over 2 magnificent levels the architecturally designed interior retains its stunning period vibe, all the while showcasing a modern inner city warehouse design. Simply put, this building just must be seen to be truly appreciated. Leased to 2024 with options, The Hills Chambers building is a one of a kind!

Tenancy 2: 4Cyte Pathology (Street level) —The secondary tenancy in the equation, reflects a prime main street ground level shopfront opportunity. Leased again, to quality long term tenants for app $35,430 p.a on a gross lease with total lettable area of approximately 90 sqm. With a 4 year option post their initial lease end in 2025, we see this as a set and forget investment for the long haul.

Should you find your intentions being closer to exploring a the Residential upside, the future prospect to convert this to a one-of-a-kind upscaled NYC Vibe Apartment (subject to Council) and benefit from the dual zoning that exists at the property. While your plans go under review, you've got the added bonus of returning on your initial investment, returning $80,000 gross p.a. Either way you look at it, whichever option you choose, we are certain you'll fall in love with 416 High Street Maitland —just like the many before you.

Note: Indicative photos and furnishing in some instances.
Please call agent to discuss.
Residential options subject to Maitland City Council.
The property is available for immediate sale.

Please contact Todd Fisher 0438 592 920 or Ben Cotton 0434 638 822 for all enquiries and site inspections.

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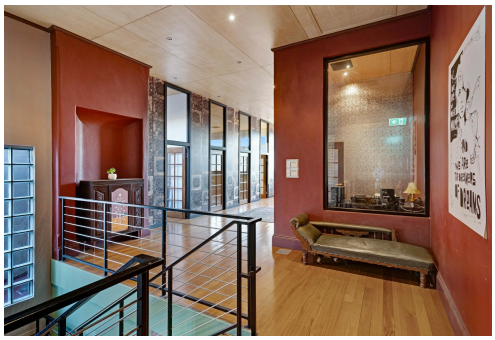
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More About this Property

Property ID	1D9NF6H
Property Type	Apartment
House Size	290 m²
Land Area	250 m²
Including	Air Conditioning Toilets (3) 3 Phase Power City Views Close to Schools Close to Shops Close to Transport Creative

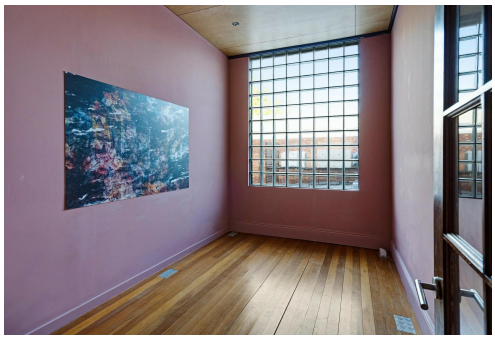
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416, High Street, Maitland

Approximate Gross Internal Area = 313.5 sq m / 3374 sq ft



Ground Floor **First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID590600)

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