

17 Johnson Street, Maitland

Rare Commercial warehouse with Resi Upshot - You Decide!

Situated on a super generous 972 square meter allotment, with amazing side access, right off the cusp of the New England Highway is 17 Johnson St Maitland - offering an old school cool workshop come shed, plus an assortment of offices & showroom - under roof totalling approximately 470sqm. The zoning here is R1 Residential, with business usage in place for over the last 30 years.

This site is ideal for those looking to upsize their business into a standout location with an ease of access to the Highway on the "back doorstep", or perhaps those with different vision for the site in a residential application - subject to council approval - could meet their future here.

The current improvements onsite equal a large front showroom, or with a nip & tuck this could be transformed into additional office spaces. Working through the front, you pass a smaller offices', kitchen & amenities through to the sprawling workshop & storage area. Coming in at approximately 340sqm underroof plus mezzanine - we can't see you running out of space quickly! The site is further bolstered by generous side access & hardstand parking or holding yard - that has roller door access into the shed.

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.

1 1 20

FOR SALE
\$760,000

AGENTS

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Ben Cotton
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AGENCY

LJ Hooker Maitland
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LJ Hooker

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.

Note: Property currently has DA approval with Maitland Council for retaining wall replacement & associated works.

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MORE DETAILS

Property ID	1E96F6H
Property Type	Townhouse
House Size	470 m2
Land Area	971 m2
Including	Air Conditioning Toilets (1) 3 Phase Power

Todd Fisher 0438 592 920

Principal/Licensee in Charge | tfisher.maitland@ljhooker.com.au

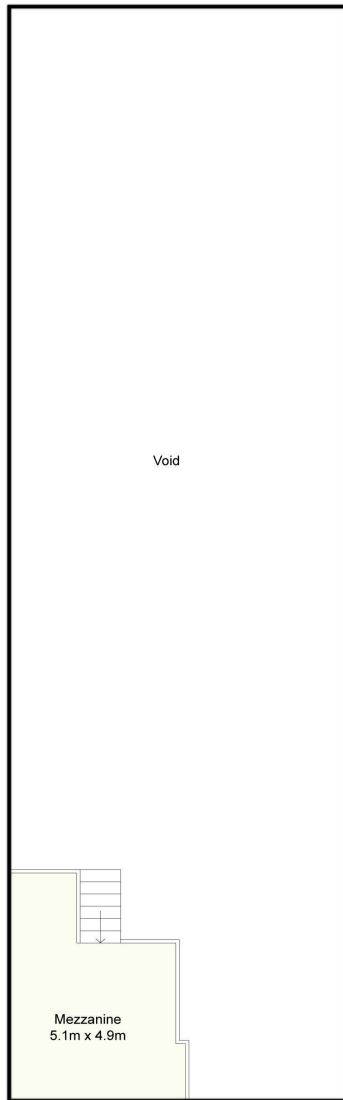
Ben Cotton 0434 638 822

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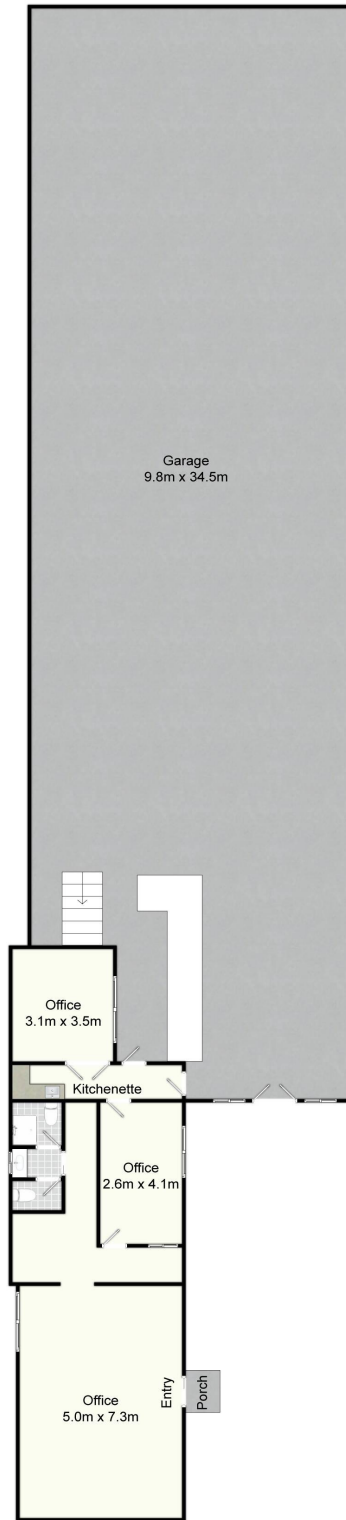
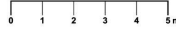
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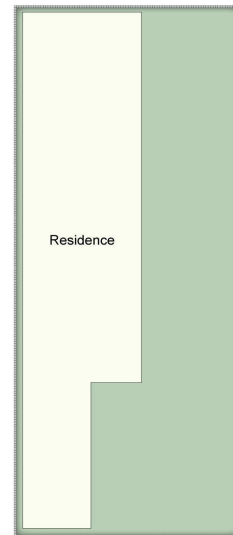




Upper Level



Lower Level



Site Plan
(Not to Scale)

17 Johnson St, Maitland

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