

**EDGEWORTH**  
2/13 Arnott Street

263 sqm

6 

## Commercial Strata Investment Building in the Hunter

### Sold

Raine and Horne Commercial Newcastle are pleased to offer to the commercial property market 2/13 Arnott Street Edgeworth.

Discover unparalleled investment potential at 2/13 Arnott Street, Edgeworth. This prime commercial property offers a rare opportunity to invest in a thriving location of Edgeworth in the western belt of Newcastle/Lake Macquarie region on the footstep of the huge new suburb of Cameron Park. Located in the heart of Edgeworth, this property is strategically positioned to maximize visibility and accessibility.

Situated in a bustling commercial hub of Edgeworth the property has ample parking space available in the complex ensuring convenient access for customers and clients. The current tenant is a very successful occupational health service-based business which has offices in Sydney, Newcastle & Singleton.


The property has the following investment highlights:


- Net Income: \$96,000 pa + GST + out goings

<b>Property ID</b>	L24887039
<b>Property Type</b>	Medical/Consulting
<b>Building / Floor Area</b>	263
<b>Car Spaces</b>	6

### AGENT

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- Currently leased to an A grade tenant in the occupational health management services industry, please note there is special condition in the contract for either party to terminate the lease with 30 days notice.

- Prime central location one street back from Main road Edgeworth (one of the main arterial roads leading into Newcastle and the Hunter Valley expressway via the M1 motorway and Hunter expressway).

- The building is improved with a generous reception and waiting area, medical consultation rooms,

private offices, numerous storage spaces, and an existing occupational health management fit out. There is also a mezzanine level that includes additional office space, staff lunchroom and modern amenities.

- Newcastle is one of the most sought-after regional growth areas in Australia & is considered the biggest economic hub of NSW outside of Sydney.

- The property is in close to proximity to major retailers and other health related businesses.

Don't miss this chance to secure a prime commercial space in Edgeworth's thriving commercial hub.