



## Raine&Horne Commercial

|                  |  |
|------------------|--|
| <b>Contact</b>   | Steve Dick<br>0425 302 771<br>Jason Morris<br>0425 302 778 |
| <b>Type</b>      | Offices  |
| <b>Sold Date</b> | 11/11/2019   |
| <b>Land</b>      | 3566m2   |

## 47 Darby Street, Newcastle TROPHY INVESTMENT - FULLY LEASED

Beautifully situated on the fringe of the Newcastle CBD and overlooking Civic Park this building has attracted some of the highest quality tenants in the Newcastle market place and features:

- \* Net return: \$718,762pa (approx)
- \* Site area 3,566m2 (approx)
- \* Three (3) storey plus separate car park building
- \* All five (5) tenants on (5) + (5) year leases
- \* Tenants include; Markey Insurance, SWS Lawyers, Infinity Wealth Services, Coffey Australia and Lindsay Dynan Engineers
- \* Future development potential

This trophy investment is primed to capture the growth in the inner-city whilst providing an excellent return from solid tenants.

Note - NABERS rating (2) stars





**47 Darby Street**  
**Cooks Hill NSW 2300**

GF Suite 1 Internal Area Approx: 302m<sup>2</sup>  
 (includes amenities and kitchen)  
 (areas taken from the interior of the external walls)

  
 SCALE APPROX 1:200



**Raine & Horne**  
**Commercial**