

Shop space with strong interest

The commercial investment market in Maitland is in a very strong position, according to Peter Sarroff.

The long-time commercial property agent with Tony Cant Maitland Real Estate said yesterday that in the past two months there had been about nine properties sold to the value of \$10 to \$11 million.

"These have varied from small commercial office shops to large industrial-style developments in Maitland, Rutherford and Thornton," Mr Sarroff said.

"Central Maitland is also going well, from the sale side of things.

"There is not much for sale but when something comes up it's not a difficult task to sell it."

Mr Sarroff has recently listed 30 Church Street, which will go to auction on site on November 20.

"Inquiry for quality office use is very high," he said.

"There has been a lot built, developed and leased due to the way Maitland is growing."

The Church Street site was an example of sought-after commercial premises, he said.

"Parking is a major plus for the property, as it is directly opposite the site is a substantial council car park for more than 150 cars.

"The property has a street frontage of



FOR SALE: 30 Church Street will be up for auction on November 20.

10m, land area of 385sqm and a floor area of about 272sqm.

Internally, the property is divided into numerous office areas, workshop storage areas and there's a freestanding storage shed at the rear.

"This represents a great opportunity for

either the investor / owner occupier to purchase a well located commercial property that's located in the heart of Maitland's CBD.

"A very realistic reserve is anticipated and bidding is expected to start around \$190,000."