



## 6, 8, 8A & 10 and 32 Swan and Hudson Street Hamilton

### REDEVELOPMENT SITE WITH PASSIVE INCOME

#### Location

The subject premises is situated on two corner blocks fronting Swan St and Hudson opposite Aldi, Hamilton. This property is approximately 500m from Hamilton Train Station and Beaumont Street retail strip and approximately 2km east of Newcastle CBD.

#### Description

- Fantastic Location
- Excellent Development Opportunity
- Established Tenant

Dowling Commercial is pleased to offer 6, 8, 8A & 10 Swan St and 32 Hudson St, Hamilton For Sale by Expressions of Interest.

Comprising five lots in highly sought after location.

Currently leased to an established smash repair business until 30 September 2022.

Combined land area equates to approximately 1,465.4 square metres.

#### PREMISES:

**AREA m<sup>2</sup>:** 1,134

**PRICE:** Contact Agent

**COMMENTS:** All areas approximate.

Inspection by appointment.

#### CONTACT:

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