



**2 Rawson Street, Mayfield NSW 2304**

## Owner-Occupy and Receive an Income

Building Area: 132m2 (approx)

This property is a rare opportunity to acquire your own free-standing brick building on it's own parcel of High Density Zoned residential land. Currently divided into (2) commercial suites (one of which is tenanted) and the other vacant allowing the opportunity for either an investor or owner-occupier. Built around 1978 it includes:

- \* Total building area: 132m2 (approx)
- \* Total Land Area: 366.70m2 (approx)
- \* Tenancy 1 - Leased to Pathways Early Intervention on a (3) year lease
- \* Tenancy 2 - Currently vacant
- \* (5) Shop front car parks
- \* Small enclosed rear y

Offices

FOR SALE

132sqm

**Raine&Horne**  
Commercial

**Steve Dick**

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