

**108 Mayne Street, Gulgong, NSW, 2852**



**Other For Sale**

Wednesday, 7 August 2024

108 Mayne Street, Gulgong, NSW, 2852

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



Marnie Robbins

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## PRIME COMMERCIAL BUILDING AND ADJOINING GRANNY FLAT

An exceptional investment opportunity awaits with this well-positioned commercial building, currently leased to a reputable News Agency. Adding to its appeal, the property includes a two-bedroom granny flat, providing additional rental income.

### Commercial Building:

- Tenant: Established News Agency
- Lease: \$300 per week
- Prime Location: High foot traffic area in charming Gulgong

### Adjoining Granny Flat:

- Features: Two bedrooms, one bathroom with open plan kitchen/ dining and formal living room (or third bedroom.) Split system air conditioning and ceiling fans.
- Lease: \$250 per week

### Key Highlights:

- Dual Income Potential: Secure commercial lease and residential rental
- Location: Conveniently situated in Gulgong's CBD
- Accessibility: Easy rear lane access
- Investment: Ideal for investors seeking stable returns or business owners looking for a live/work setup

Please note the sale is for the building only. The business, 'Gulgong News Agency' is not for sale.

Don't miss out on this unique opportunity to own a versatile property with reliable income streams. For further information or to arrange your inspection contact Marnie Robbins on 0423 618 693.

**DISCLAIMER:** The above information has been furnished to us by the Vendor. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.