

**12/74 Rawson St, Epping, NSW 2121**

**Sold - \$538,000**

Medical/Consulting



## Rare Opportunity in Blue Chip Retail Location

Conveniently located in the heart of the Epping CBD, this prime commercial premises in the exclusive 'Genesis' complex, is in the immediate vicinity of Epping Station, shopping district and restaurants. Currently divided into 2 separate offices with 1 car space, over a generous 80sqm lot, this space is perfect for retail shops, education centres, medical, consulting or professional services (STCA). Selling as a going concern with leases until February 2025, this is a perfect opportunity for owner occupiers or the astute investor.

### Open for Inspection

By Appointment.

- \* Premium blue-ribbon location in the heart of Epping CBD
- \* Generous 80sqm with currently 2 offices and 1 car space
- \* Selling as a going concern with leases until Feb 2025
- \* Ideal property for owner occupiers or the astute investor
- \* Perfect for retail, education, medical, consulting services
- \* Tenants open to renewing a 2+2 lease with 6% increase per year

### Listed By

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