



## Dubbo CBD Retail Investment

Retail • Offices

138 Macquarie Street, Dubbo, NSW 2830

**Floor Area:** 233 m<sup>2</sup>

**Land Area:** 233.00 m<sup>2</sup> (approx)

### Property Description

Don't miss this rare opportunity for an affordable prime Macquarie Street retail premises in Dubbo's CBD.

Surrounded by many national retailers including Myer, Best & Less, Jay Jays, Suzanne Grae and major banks.

Comprising of two areas, the detached rear premises is 81m<sup>2</sup>\* and is currently leased for \$7,540pa + GST.

The main retail premises is 152m<sup>2</sup>\* and has provided a previous rental return of \$55,382pa + GST.

Enjoy a commercial property income without 'breaking the bank'.

- High foot traffic
- Total building area 233m<sup>2</sup>\*
- Prime Dubbo retail strip
- Zoned B3 Commercial Core

\*approx. Outlines indicative only

### For Sale

\$520,000-\$570,000 (+ GST if applicable)

Sale by Negotiation

### Additional Details

#### Tenure Type

Vacant Possession

#### Zoning

B3 Commercial Core



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