



25 Douglas Mawson Road, DUBBO, NSW 2830

Trio of quality income streams plus future redevelopment (STCA)

Your perfect purchase awaits with the opportunity to secure this quality freestanding industrial investment with diversified income streams and future redevelopment options to explore (STCA).

Quality tenants include Vinnies, Telstra (ASX.TLS) and Macquarie Lawn Masters Pty Ltd (local private company). Vinnies (office/warehouse) and Telstra (telecommunications tower) have recently inked an option renewal and lease extension, whilst Macquarie Lawn Masters have a new 2025 lease for a rear yard. All set now to sit back and collect the rent for a while.

The estimated passing gross rental of \$101,329 pa remains below market, allowing future rental uplift potential upon lease expiry.

The interconnected buildings on site include a functional clear span warehouse, rear storage building and associated offices (506.5 m²), Mezzanine storage (73 m²) and an open sided carport/storage area (115 m²). The property contains concrete carparking areas, storage and ample circulation. All of this is set on a generous 3,286 m² parcel.

The property is perfect for investors looking for a future development twist.

Contact agent for price.

TYPE: For Sale

INTERNET ID: 300P181436

SALE DETAILS

For Sale

CONTACT DETAILS

Joseph Walkom
0419 101 854

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

For further details please contact Exclusive agents Elders Commercial Dubbo (Joe Walkom 0419 101 854) or Ashham Agencies (Andrew Graham 0412 448 455).

- Land Area 3,286.00 square metres
- Commercial Type:
- Building Area: 506.50 square metres





