



54-56 Bourke Street, DUBBO, NSW 2830

Income plus Upside. Fully leased high exposure site plus future development (STCA)

Elders Commercial Dubbo and Ashham Agencies are excited to present by Public Auction this fully leased high exposure complex featuring quality tenants:

- * National Heavy Vehicle Regulator.
- * Petstock (55% owned by Woolworths).
- * Water NSW.

Level rectangular with a site area of 1.184* ha featuring three (3) street frontages and incredible exposure. Potential for additional development including a main road pad site (STCA). The site benefits from a flexible E3 Productivity Support Zoning allowing a multitude of uses.

The property provides functional, new and substantially refurbished offices, laboratories, showrooms and warehousing (building area of 3,375* m2) together with extensive car-parking areas, storage and ample circulation.

TYPE: Auction

INTERNET ID: 300P186117

AUCTION DETAILS

10:30am, Thursday October 30th, 2025

CONTACT DETAILS

Joseph Walkom
0419 101 854

Significant Depreciation benefits available.

Estimated net passing income of \$457,703.08* pa.

A fantastic opportunity to purchase a quality core plus asset. The Auction will commence at 10:30 am, Thursday 30 October at Cooley Auction Rooms, Level 1/29-33 Bay Street, Double Bay NSW 2028 or via online bidding.

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

*Approx.

- Land Area 1.184 hectares
- Commercial Type:
- Building Area: 3,375.00 square metres





