



96 Erskine Street, DUBBO, NSW 2830

Premium Showroom and Warehouse Opportunity

Located along one of Dubbo's busiest and most recognised commercial corridors, this versatile property offers an outstanding opportunity for businesses seeking a highly visible and functional premises.

The property features a well-presented air-conditioned showroom and office area of approximately 65 m², providing a comfortable and professional space for staff and clients. The concrete warehouse offers excellent accessibility for deliveries and storage, complemented by a mezzanine level with pulley system for additional storage flexibility.

Other features include 3-phase power, off-street parking, and excellent signage potential to capture the constant passing traffic on Erskine Street. The layout is suitable for a range of business uses including trade, wholesale, display, or service industries requiring both office and warehouse space.

Building Area: 393 m² (approx.)

Rent: \$55,000 per annum or \$1,057 per week plus GST

Lease Terms: 2 to 5 years

Outgoings: Lessee to reimburse Outgoings

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.

TYPE: For Lease

INTERNET ID: 300P189021

RENTAL DETAILS

Rent / Lease:

**\$55,000 per annum or
\$1,057 per week plus
GST**

CONTACT DETAILS

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Joseph Walkom
0419 101 854

Zoning: E3 Productivity Support

- Land Area 615.00 square metres
- Commercial Type:
- Building Area: 393.00 square metres



