



197 Wingewarra Street, DUBBO, NSW 2830

High Exposure Commercial Opportunity in Dubbo CBD

Positioned in the heart of Dubbo's bustling central business district, 179 Wingewarra Street presents an excellent opportunity for owner occupiers or investors seeking a well located commercial property with strong street presence.

Set along one of Dubbo's main commercial thoroughfares, the property benefits from outstanding visibility and convenient access to surrounding retail, professional services, cafés and key transport links. This tightly held location places your business within walking distance of Macquarie Street and Dubbo's core amenities.

The building offers versatile accommodation suitable for a range of uses including retail, office or professional services. The layout is practical and adaptable, allowing future owners or tenants to configure the space to suit their operational needs.

Building Area: 131 m² (approx.)

Rent: \$38,500 per annum or \$740 per week (owner is not registered for GST)

Lease Terms: 2 to 5 years

Outgoings: 100% Council Rates and charges, Water, sewer and trade waste charges, Building Insurance

TYPE: For Lease

INTERNET ID: 300P192994

RENTAL DETAILS

Rent / Lease:

**\$38,500 per annum or
\$740 per week (No
GST)**

CONTACT DETAILS

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Joseph Walkom
0419 101 854

Zoning: MU1 Mixed Use

- Commercial Type:
- Building Area: 131.00 square metres