

# Raine&Horne® Commercial

DUBBO  
5/12 Commercial Avenue

154 sqm

4 

## Prime Office/Hairdressing Salon in Blueridge Business Park

Sold



Raine & Horne Commercial Dubbo is proud to offer to the market For Sale 5/12 Commercial Avenue. Located in the prestigious Blueridge Business Park, this versatile office/hairdressing space is ideal for owner occupiers or investors looking for a perfect blend of office or retail space in a thriving business park.

Key Features:

- Versatile Commercial Space: Hairdressing Workstation; Boardroom; Large Open-Plan Office/Reception Space; Outdoor Staff Area; unisex/disabled restrooms; Reverse Cycle Air Conditioning; Ensures comfort year-round.& Kitchenette.
- Prime Location: Situated in Blueridge Business Park, the property benefits from excellent connectivity, pristine surroundings, and a professional business environment.
- Flexible Zoning: E3 Productivity Support Zoning allows for a variety of commercial uses (STCA), enhancing the property's long-term value and potential.

Property ID	L29166036
Property Type	Offices
Building / Floor Area	154
Car Spaces	4
Land Area	232.0 sqm

AGENT

**Joe Burgun**  
 0418 649 871  
 joe@rhdubbo.com.au

- Ample Onsite Parking: four exclusive onsite car spaces ensure convenience for staff and visitors, a significant advantage in a busy business park.

Land Area: 232 sqm (approx.)

Building Area: 154 m2 (approx.)

Zoning: E3 Productivity Support

Asking Price: \$529,000 plus GST

For more information or to organise a private inspection, please contact the exclusive selling agents Joe Burgun (0418 649 871) or Thomas Haylock (0400 372 389) at Raine & Horne Commercial Dubbo.