

# Raine&Horne. Commercial

DUBBO  
40 Bourke Street

152 sqm

## Prime Investment Opportunity - Restaurant/Takeaway Premises

\$650,000

Raine & Horne Commercial Dubbo is proud to offer For Sale 40 Bourke Street, Dubbo. Positioned with high exposure frontage to the Newell Highway (Bourke Street) and with close proximity to both the North Dubbo industrial precinct & Dubbo CBD, 40 Bourke Street offers a fantastic restaurant/takeaway premises with an impressive fit out and ample on site parking, Currently occupied by Wylde Bean Thai with a net rental return of \$42,000 per annum, this is a fantastic opportunity for owner occupiers and investors alike.

### Investment Highlights

- Currently occupied by Wylde Bean Thai with a net rental return of \$42,000 per annum
- Offers a 152 sqm building on a 710 sqm Lot.
- Includes back of house commercial kitchen and front house dining areas with an impressive list of inclusions.

Property ID	L32339107
Property Type	Retail
Building / Floor Area	152
Land Area	701.0 sqm

### AGENT

Joe Burgun

📞 0418 649 871

✉️ [joe@rhdubbo.com.au](mailto:joe@rhdubbo.com.au)

- Ample exclusive on site car spaces at the rear.
- Additional improvements to the premises include trade waste grease trap, solar system, hot water and air conditioning services.
- Highly flexible E3 Productivity Support Zoning
- Prime location with excellent frontage to the Newell Highway (Bourke Street) , near the North Dubbo industrial precinct and the Dubbo CBD
- Investor friendly net lease with tenant covering all usual outgoings
- Dubbo, home to 55,894\* residents, supports 26,650\* jobs and generates an annual economic output of \$8.620 billion\*

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

\*Approximately