

Raine&Horne.[®] Commercial

DUBBO
175 Talbragar Street

445 sqm

High Exposure Vacant Showroom/Warehouse

Auctioned for \$649,000 (Apr 10, 2025)

Raine & Horne Commercial Dubbo is proud to offer 175 Talbragar Street Dubbo for sale by way of Public Auction on Thursday, 10 April 2025.

Offering a strategically positioned showroom/warehouse premises situated directly opposite Aldi with close proximity to the Dubbo CBD, this 445 sqm building offers fantastic value for owner occupiers and investors alike.

Property Highlights

- **Prime Location:** Strategically positioned near Dubbo CBD, directly opposite Aldi, ensuring high visibility and passing traffic for business operations.
- **Mixed-Use Zoning:** Located on a block with MU1 Mixed Use Zoning, offering flexibility for a variety of commercial uses and potential future development.
- **Generous Building Size:** Total building area of approximately 445 sqm, including 230 sqm of showroom and office space, 215 sqm of warehouse and an additional 215 sqm rear yard,

Property ID	L33152267
Property Type	Industrial/Warehouse
Building / Floor Area	445
Land Area	797.0 sqm

AGENT

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supported by dedicated off-street parking spaces.

- Single Holding Title: The property is on a single holding title, simplifying ownership and providing future development potential.
- Dubbo: A strategic regional city in NSW, home to 55,894 residents and serves as the primary service hub for the Central West, supporting 26,650 jobs and has an annual economic output of \$8.620 billion.

To be sold at Public Auction – Raine & Horne Commercial Dubbo, Cnr Macquarie & Cobra Sts, Dubbo on 10 April 2025.

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

*Approximately