

Raine&Horne.[®]
Commercial
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Commercial

DUBBO
136 Macquarie Street

155 sqm

A-Grade CBD Investment Opportunity - Long Term Multi
National Tenant

Sold

Raine & Horne Commercial Dubbo proudly presents the sale of 136 Macquarie Street, a premier commercial property located within the most prominent retail and business strip in Dubbo's bustling CBD. This property is a prime investment opportunity, boasting a new 5-year lease to the renowned multinational retailer Taking Shape, ensuring a stable and lucrative income stream.

Key Investment Highlights:

- Long-Term Lease: Secure 5-year lease in place to 30 November 2028 with a 5-year option to 2032
- Taking Shape: highly respected multinational clothes retailer with over 160 locations across Australia and New Zealand
- Attractive Rental Income: Enjoy a net rent of \$51,510 * per annum plus GST, with compounding 3.25% fixed annual rent increases, ensuring steady growth in rental income

Property ID	L28108221
Property Type	Retail
Building / Floor Area	155
Land Area	234.0 sqm

AGENT

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- Prime Location: Strategically positioned on Macquarie Street, Dubbo's premier retail strip, this property benefits from high foot traffic and exceptional visibility
- High-Profile Retail Strip: Surrounded by national retailers such as Myer, Best & Less, Black Pepper, and Blue Illusion. Financial institutions including NAB, Westpac, St George Bank, Greater Building Society, and BOQ further enhance the prestige and traffic of the location
- Flexible Zoning: E2 Commercial Centre Zoning offers flexibility for various commercial uses, enhancing the property's long-term value and potential
- New Roof: The Vendor has recently replaced the roof, ensuring a watertight investment

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

*Approximate