

Raine&Horne. Commercial

DUBBO
2/1 Commercial Avenue

187 sqm

9 

Secure Entry Level Office Investment in Dubbo's Premier Business Park

Auctioned

Raine & Horne Commercial Dubbo is proud to offer to the market 2/1 Commercial Avenue, For Sale via our Raine & Horne National Auction Event. An impeccably appointed office space located just off the Mitchell Highway in the prestigious Blueridge Business Park. This property offers a unique blend of modern amenities, strategic location, and a secure long-term lease, making it an exceptional investment opportunity.


Key Investment Highlights:


- Long-Term Lease: Secure 5-year lease in place to 14 November 2027 with option extending to 14 November 2032.
- Attractive Rental Income: Enjoy a net rent of \$47,344 per annum plus GST, with compounding annual rent increases of CPI or 3%, whichever is greater, ensuring income growth and capital appreciation.
- Investor-Friendly Net Lease: The tenant covers all usual outgoings plus management fees,

Property ID	L28383074
Property Type	Offices
Building / Floor Area	187
Car Spaces	9
Land Area	573.0 sqm

AGENT

Joe Burgun

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providing a hassle-free investment experience.

- Flexible Zoning: E3 Productivity Support Zoning allows for a variety of commercial uses, enhancing the property's long-term value and potential.
- Abilities Enabled is a reputable disability support services provider based in Dubbo, with operations extending to Victoria and ACT.
- Disability Support Service Provider: Australia's thriving disability support services industry, projected to grow by 7.4% annually and backed by \$22 billion in government funding through the NDIS.
- Prime Location: Situated in Blueridge Business Park, the property benefits from excellent connectivity, pristine surroundings, and a professional business environment.
- Dubbo: Strategic NSW regional City, being the main service centre of the Central West with a growing population base of 181,500+

To be sold at Public Auction – Auctionworks, 50 Margaret Street, Sydney at the Raine & Horne Commercial National Portfolio Auction on 22 August 2024.

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.