

Raine&Horne.[®] Commercial

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DUBBO
82-86 Erskine Street

740 sqm

Prime Duel Highway Corner Opportunity

Sold

Raine & Horne Commercial Dubbo is thrilled to present the exclusive sale of 82-86 Erskine Street, Dubbo.

Perfectly positioned on the intersection to the Newell and Golden highways, 82-86 Erskine Street offers a unique opportunity to purchase a generous land lot of approx. 1,605 sqm on 2 separate titles, in a high traffic location. This extremely versatile property boasts a unique blend of specialty retail, warehouse, and residential space, making it an ideal investment for a wide range of businesses.

Property Highlights:

- Generous Landholding: Prime 1,605 sqm corner site across two titles, offering significant development and expansion(STCA) potential in a strategic location.
- Versatile Specialty Retail/Showroom Space: A 390* sqm specialty retail/showroom with extensive storage, offices, amenities, and a dedicated staff breakout area. The space is designed to cater to a variety of commercial needs.

Property ID	L30222359
Property Type	Showrooms/Bulky Goods
Building / Floor Area	740
Land Area	1605.0 sqm

AGENT

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- **Expansive Warehouse:** A large 275 sqm warehouse including 75* sqm of showroom and featuring a brand-new 76* sqm mezzanine, ideal for additional storage or office space. A 91* sqm awning, adds further utility to the site.
- **Residential Component:** the warehouse features a first-floor 2-bedroom caretakers flat providing possible additional income potential or on-site accommodation.
- **Flexible Zoning:** Zoned E3 Productivity Support, the property is surrounded by a dynamic mix of specialty retail, light industrial, commercial, and fast-food outlets, along with petroleum stations and distribution hubs.
- **High-Exposure Location:** Situated at the junction of the Newell and Golden Highways, this site benefits from an average daily traffic flow of 19,730* vehicles, offering unparalleled visibility and accessibility.
- **Proximity to Major Brands:** Surrounded by prominent businesses such as Sydney Tools, Beaumont Tiles, Blackwoods, BCF, Officeworks, Domino's, Subway, and Reece Plumbing, this location is a key commercial hub in Dubbo.
- **Strategic Regional City:** Dubbo, a major service center for the Central West of NSW, with a growing regional population base of over 206,000*. The city serves as a critical link in the freight route between Melbourne and Brisbane.

For more information, or to arrange a private inspection, please contact the exclusive selling agents at Raine & Horne Commercial Dubbo.

*Approximate