

Raine&Horne. Commercial

DUBBO
29 Church Street

320 sqm

Multiple Tenancy Commercial Investment - Freehold Title

AUCTION

Raine & Horne Commercial Dubbo is delighted to offer 29 Church Street Dubbo for sale by way of Public Auction on Thursday, 10 April 2025.

Strategically positioned two-storey commercial property on Church Street consisting of five separate tenancies. Situated in Dubbo's central business district, it offers easy access to local amenities and services. The property features off-street parking at the rear of the building. The building covers an area of approximately 160 sqm, set on a 323 sqm E2 Commercial Centre zoned block, all on a single title.

Investment Highlights

- **Prime Location:** Positioned in the heart of Dubbo's central business district, offering high visibility and easy access to key local amenities, businesses and services.
- **Flexible Zoning:** Located on a block with E2 Commercial Centre Zoning, offering versatility for Lessee usages, a prime opportunity for development or expansion, with strong potential for future growth and returns.

Property ID	L33343042
Property Type	Retail
Building / Floor Area	320
Land Area	323.0 sqm

AGENT

Thomas Haylock

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- Strong Rental Income: Comprising five separate tenancies, providing multiple streams of income and the opportunity for a diverse tenant mix ideal for SMSF groups and investors
- Single Holding Title: The property is held under a single title, streamlining ownership and offering future development opportunities.
- Attractive Rental Yield: Currently generating a solid gross rental return of approximately \$70,580.17 per annum (\$92,576.48pa projected when fully occupied), providing a dependable income stream for investors.
- 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.

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

*Approximately