

Raine&Horne.[®] Commercial

DUBBO
201 & 203 Brisbane Street

297 sqm

Dubbo CBD Investment & Development Opportunity

Sold

Raine & Horne Commercial Dubbo is delighted to present 201 & 203 Brisbane Street, Dubbo for sale via Expressions of Interest.

A rare opportunity to secure a prime investment in Dubbo's CBD, offering strong holding income and outstanding future development potential. Comprising two adjoining lots with a combined area of 2,023 m² (904 m² and 1,119 m²), purchasers have the flexibility to acquire one or both properties to suit their investment strategy and budget. Each property will be offered individually, with existing leases in place providing immediate income and versatility for future development.

Key Highlights:

- Total site area 2,023 m2 (904 m2 & 1,119 m2)
- Current Net rents \$42,640.00* & \$70,657.72* p.a + GST
- Lessees pay all usual Outgoings

Property ID	L34968341
Property Type	Land/Development
Building / Floor Area	297
Land Area	2023.0 sqm

AGENT

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- E2 Commercial Core zoning with surplus land providing excellent future development opportunity (STCA)
- Purchase 1 or both properties as per requirements
- Central CBD position close to Coles anchored Dubbo Square Shopping Centre & Mitchell Highway
- Further notable landmarks close by include Dubbo Court House, Dubbo RSL Memorial Club and the 4 level Quest building on Bultje Street, while McDonald's, Red Rooster and Pizza Hut are all located in close proximity on the Mitchell Hwy
- The property is located 900 metres from Australia Post which is located in Talbragar Street within the Dubbo CBD
- Capitalise on the forecast shortfall in short-term accommodation driven by the influx of workers from the Orana Renewable Energy Zone, with up to 5,000* construction jobs expected across the region
- Dubbo- a thriving regional city servicing a catchment of 212,000+ people, underpinned by strong population growth, robust infrastructure investment and a diverse economic base

Method of Sale: Expressions of Interest

Closing: Thursday, 6 November 2025 at 12:00pm

For more information, please contact the exclusive selling agents at Raine & Horne Commercial Dubbo.

*Approximate