

21 Talbragar St, Dubbo, NSW 2830

Sold - \$600,000

Retail Shop



Rare Investment Opportunity

Positioned in one of the most high profile foot traffic strips of the CBD between Macquarie Street and the Talbragar Street Australia Post, 21 Talbragar Street represents a fantastic investment opportunity with the security of 2 separate tenancies on the one title. With an approx. 8.5m street frontage ensuring exposure and prominence, the ground floor tenancy presents a newly refurbished café premises complete with kitchen fitout, grease trap, new ducted reverse cycle air conditioning unit and amenities. The first floor tenancy offers a 2 bedroom, 1 bathroom unit ideal for both traditional tenancies or short term stay accommodation in the heart of the CBD!

Features include: *Ground floor tenancy recently refurbished *5 years & 4 month lease in place over the ground floor tenancy expiring February 2026 with 5 year option to February 2031 *Current 12 month lease of First Floor flat expires March 2022 *Approx. net return \$35,436.12pa (excluding GST) *ground floor tenant reimburses majority share of outgoings

Open for Inspection

By Appointment.

Listed By

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