

2,3,6&7/36 Wingewarra St, Dubbo, NSW 2830

Sold - \$980,000

Office Suite



Tenanted Investment in Heart of CBD

Superbly positioned within the Dubbo CBD with neighboring tenancies including Greater, Commonwealth, NAB, ANZ and Newcastle Permanent Banks, Westfund, Myer, Lowes and Dubbo Square shopping center, Units 2,3,6 & 7/36 Wingewarra Street Dubbo presents an excellent addition to any investment portfolio or SMSF. Units 2,3 & 7 are fitout as one office premises with a total leased area of approx. 302sqm including ground floor and first floor office space plus 8 onsite carparking spaces with a current 3 + 3 year lease to long term tenants Arthur J Gallagher Insurance Brokers. Unit 6 is positioned on the first floor and offers approx. 80sqm of office space with current 2 + 2 year lease term to Wyse Accountants.

Open for Inspection

By Appointment.

With a current gross return of approx. \$109,561.42pa, current leases in place to long term tenants, this is the opportunity you have been waiting for!

For further information or to arrange a site inspection contact listing agents Grahame Allan & Thomas Haylock today.

Listed By

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