

98 Corporation Ave, Robin Hill, NSW 2795

Sold - 18/11/2020

Warehouse & Office, Other **20** 



**BLOWESREALESTATE**  
WORKING FOR YOU SINCE 1972

**CUSHMAN & WAKEFIELD**

**CENTRAL WEST PORTFOLIO**

## INVEST IN THE CENTRAL WEST

### RE-DEVELOP & RE-POSITION

Invest in a region with strong population growth and regional gateway to agriculture, transport and tourism.

- > Prominent strategic highway sites with substantial frontages ideal for Operators and Investors
- > Suited to a mix of uses including Convenience Retail, Fuel, Fast Food, Self-Storage, Childcare, Hotel & Tourism
- > In excess of 12 months of Net Holding Income - Bathurst \$528,564 pa & Dubbo \$360,000 pa
- > Orange sites offered with vacant possession

**FOR SALE**  
VIA EXPRESSIONS OF INTEREST  
CLOSING  
26 AUGUST 2020

For more details visit  
[www.cushwakeproperty.com.au/nis](http://www.cushwakeproperty.com.au/nis) or contact  
Michael Collins 0404 023 204, Anthony Bray 0419 322 233  
Gary Blowes 0418 635 248

**98 CORPORATION AVE (MITCHELL HWY), BATHURST**  
Land Area 6,457sqm; Building Area 2,160sqm

**2-6 BATHURST RD (MITCHELL HWY), ORANGE**  
Land Area 1,726sqm; Building Area 320sqm

**344-348 SUMMER ST (MITCHELL HWY) & 123 AVE, ORANGE**  
Land Area 5,742sqm; Building Area 2,683sqm

**54-56 BOURKE ST (NEWELL HWY), DUBBO**  
Land Area 11,190sqm; Building Area 3,633sqm



## INVEST IN THE CENTRAL WEST - BATHURST NSW

Blowes Real Estate are pleased to present to the market the Central West Portfolio - 'Invest in the Central West'.

All the properties within the portfolio are For Sale via Expressions of Interest closing 26 August 2020.

Prominent strategic highway sites with substantial frontages ideal for operators and investors

Suited to a mix of uses including Convenience Retail, Fuel, Fast Food, Self-Storage, Childcare, Hotel & Tourism

Invest in a region with strong population growth & regional gateway to agriculture, transport & tourism

The Portfolio consists of the below 4 properties:

- :: 344-348 Summer Street, Orange & 123 Endsleigh Avenue, Orange (1 property)
- :: 2-6 Bathurst Road, Orange
- :: 98 Corporation Avenue, Robin Hill (Bathurst)
- :: 54-56 Bourke Street, Dubbo

:: 98 Corporation Avenue, Robin Hill ::

- 5 year lease to October 2021 (options will not be exercised by the tenant)
- Contemporary purpose-built motor vehicle dealership incorporating showrooms, offices & large workshop
- Land Area - 6,457m<sup>2</sup>
- Building area comprises of 590m<sup>2</sup> Showroom, 160m<sup>2</sup> Mezzanine Office & 1,410m<sup>2</sup> Workshop
- All outgoings payable by the tenant (including Land Tax)
- Net Holding Income \$528,564 pa + GST as at October 2020

For more information, or to arrange an inspection, please contact Gary Blowes.

**Open for Inspection**

By Appointment.

### Listed By



Gary Blowes

Mobile: 0418 635 248

