



*Outline/Boundaries Indicative Only

FOR SALE

BATHURST PRIME HIGHWAY FRONTAGE LAND - AVAILABLE TO BUILD ON FROM Q42025

Unlock Your Business Potential on Sydney Road - Prime Commercial Land Opportunity

Strategically positioned in the growing commercial hub of Raglan, this exceptional 2,174 square meter parcel of land presents a rare opportunity for visionary investors and developers. Located at Lot 1, 61 Sydney Road, this pristine block offers endless possibilities for your next commercial venture.

The property's location couldn't be more advantageous, situated in close proximity to Bathurst Airport and the thriving Mars Petcare manufacturing facility. This prime position on Sydney Road ensures excellent visibility and accessibility, making it an ideal choice for various commercial developments.

Key features of this outstanding opportunity include:

- Generous 2,174m² of level land ready for development
- Premium Sydney Road frontage with high visibility
- All services available at the boundary
- Zoned for commercial use (E4)
- Excellent transport links and accessibility

Raglan has established itself as a strategic business location, with several successful commercial enterprises already calling it home. The suburb has witnessed significant industrial growth, highlighted by Mars Petcare's \$100 million facility upgrade in 2015, demonstrating the area's strong commercial potential.

The property benefits from its proximity to essential infrastructure and services. Bathurst Airport's location within Raglan provides exceptional connectivity for businesses requiring air transport links. The established community infrastructure, including the Raglan Community Hall and various public facilities, supports a growing workforce population.

This location offers the perfect balance of commercial opportunity and accessibility. The property is well-connected to Bathurst's city center and surrounding regions, making it an excellent choice for businesses seeking to establish a presence in this developing commercial corridor.

0 BED | 0 BATH | 0 CAR

PRICE:
\$770,000

OPEN FOR INSPECTION:
N/A



Toni and James Thompson
0429157157
thompson@atrealty.com.au
www.atrealty.com.au



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.