



Dowerin Prospectus





BUSINESS SUPPORT AND NETWORKING

Located just two hours from the Perth CBD and 1.5 hours from the airport, Dowerin is located in WA's Wheatbelt. But location is not the only advantage of setting up business here. You will become a welcomed member of a proactive community that hosts the Dowerin GWN7 Machinery Field Days, has strong sporting and recreational activities, a sought-after District High School and is just a great place live.

Whether you are looking for somewhere to raise a family, transition to retirement or pursue new business opportunities, our community can offer:



Great quality of life with little or no commute



Affordable start-up costs



Business support and networking



Lower overheads



Access to local, state, national and international markets

Join the many businesses that have started or grown here in recent times to support agriculture, offer lifestyle and home services and service markets well beyond the boundaries of the Shire.

CHAMPIONING DOWERIN

A connected community is ready to support you realise your investment goals, including the;

- Dowerin Business Association
- Dowerin Community Resource Centre
- Dowerin Development Association
- Shire of Dowerin, and;
- Wheatbelt Business Network.

We are committed to support you by giving honest advice on business market opportunities, business and personal accommodation options and what facilities and services we have in our community or nearby that meet your business and family needs.

'Our decision to open a business in Dowerin was an easy one.'

The Dowerin community is very progressive and proactive. They are extremely supportive, friendly and encouraging to all new business owners that start a new venture in town.

'It's the best decision we've ever made'.

**- Dowerin & Districts Farm Shed,
Bev & Josh Ward**



BUSINESS & LAND OPENINGS

Service Gaps

- ◆ Hardware
- ◆ Plumber
- ◆ Metal Fabrication

Commercial & Industrial Premises

- ◆ Freehold and Leasehold options

Land Assembly

- ◆ Serviced Residential Lots available

*Don't want to start a business but would
love to work in Dowerin?*

We can help you with that too!

*Employment opportunities arise frequently
within the District of Dowerin.*

'People support a business that they know and trust, that's where running a business from Dowerin works for me.'

I have an excellent local customer base, the word of mouth recommendations of which is worth more than any paid advertising'.

- Measure My Tribe, Louise Hagboom



INVESTMENT OPPORTUNITY REMARKABLE LOCATION, REMARKABLE VALUE

Lot 7, Stewart Street Dowerin

A great investment opportunity awaits you in the form of a leasehold shop-front.

Lot 7 Stewart Street boasts prime frontage in the main street of Dowerin. The sizeable showroom and supporting infrastructure provides a walk-in opportunity for a business start-up, relocation, or expansion. There is ample street parking along with rear laneway access. Plans for ablution and kitchen facilities will compliment the functionality and flexibility of this remarkable space.

This fully serviced commercial property is well suited for retail and is ready for walk-in tenancy. Alternatively, the premises can be reconfigured to accommodate multiple spaces. The location of the property dominates the aesthetically pleasing main street featuring an abundance of shade, neat gardens, and new wayward signage.

Flexible tenancy arrangements available to assist you with your Dowerin investment venture.



Located in the main street



Ample parking & storage



Ready now for tenancy



Attractive lease rates

A great opportunity awaits

Showroom

- 504m²
- 28m of main street frontage
- Reception area
- Office overlooking showroom
- Storage

Storage

- 3 functional sheds
- Access via the rear laneway

Workshop

- 351m² concrete workshop
- Accessible via showroom & laneway
- Equipped with shelving

Paved Outdoor Area

- Large 215m² space
- Future retail expansion

Loading Dock

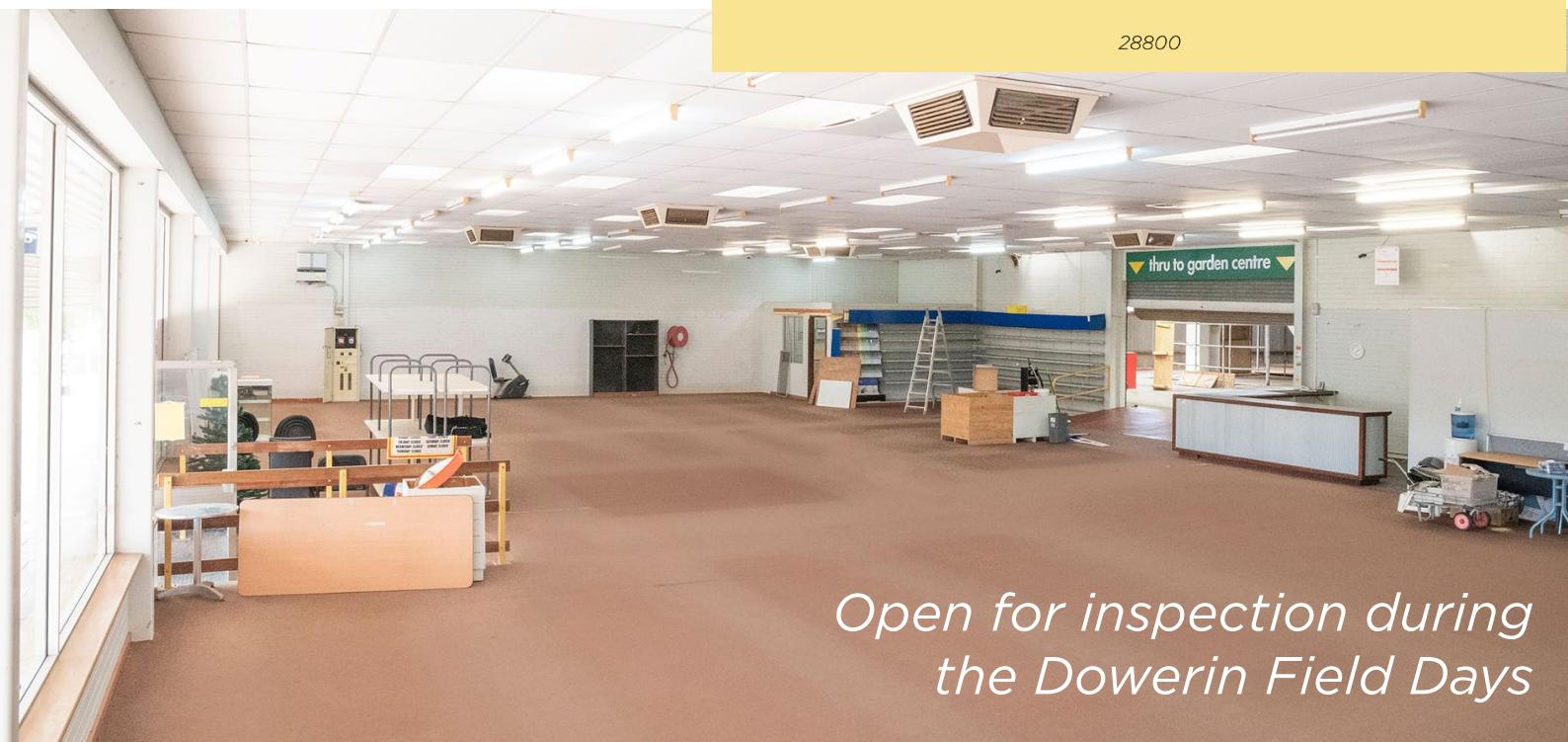
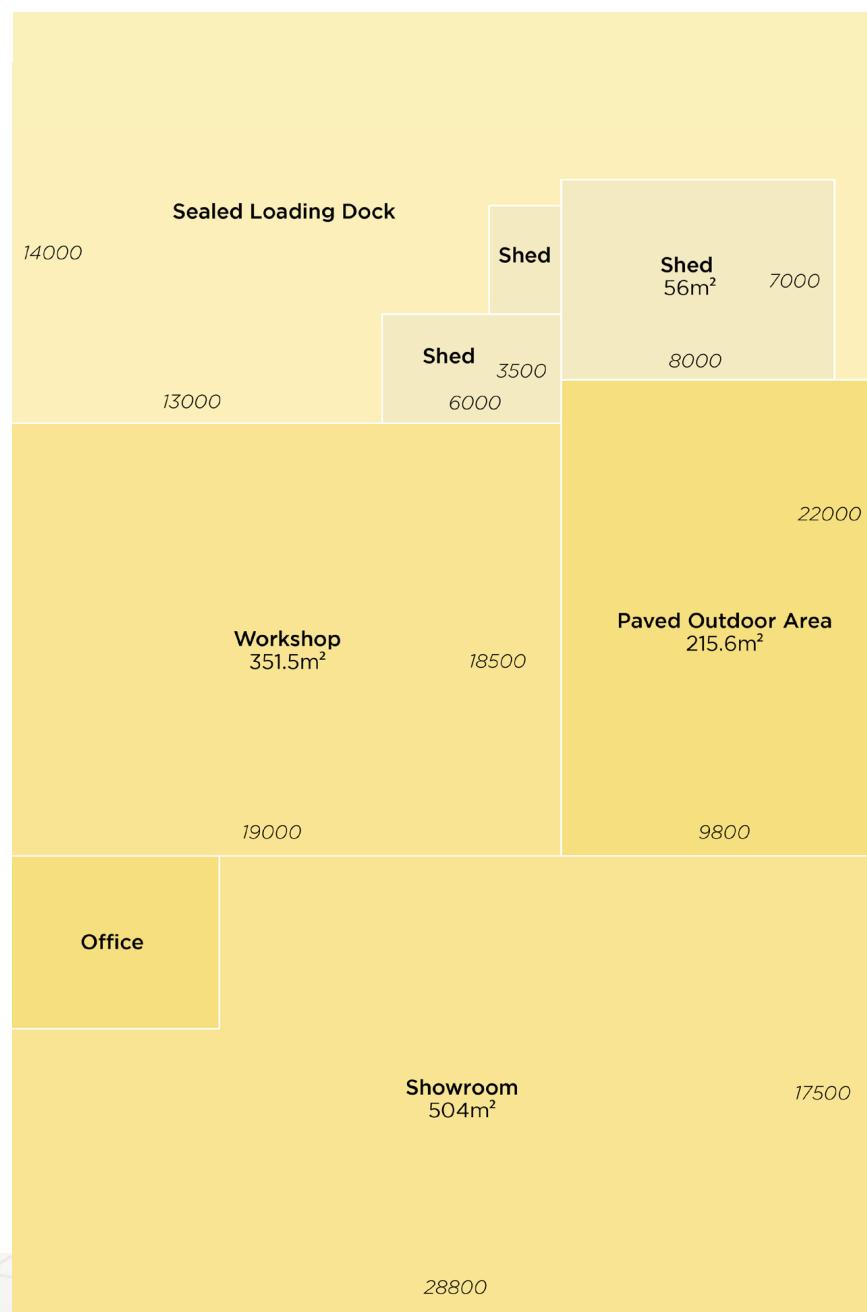
- Accessible via the rear laneway
- Sliding door access to the workshop

WANT TO KNOW MORE

We urge you to contact Richard Waugh to answer your investment queries and arrange an onsite inspection.

Phone: 0429 311 336

Email: richardwaugh@westnet.com.au



*Open for inspection during
the Dowerin Field Days*

DOWERIN SNAPSHOT

Dowerin is situated in the Avon Sub-Region of the Wheatbelt, 157 kilometres to the northeast of Perth. The Dowerin economy is primarily driven by agricultural production. The Shire is comprised of 189,912 hectares of agricultural land holdings generating approximately \$50.5 million in production value per annum.

Recent economic planning for the Avon Sub-Region has identified economic growth opportunities exist for Dowerin in the industry sectors of agriculture, transport, logistics and retail.

Dowerin boasts an array of high-quality community and sporting facilities. A range of modern sports facilities are readily available for community use. Dowerin caters for the needs of varying demographics within the community with a variety of activities and services. Dowerin Playgroup, the Early Learning Centre, safe playgrounds and the provision of a highly successful District High School ensures that Dowerin is a family friendly place to reside.

Residents of Dowerin have their medical needs catered for through collaboration between the Shires of Dowerin and Goomalling, which enables the provision of a general practitioner service and the close proximity of the Goomalling and Wyalkatchem hospitals.

Dowerin is host to one of the largest and most impressive agricultural exhibitions within Australia. The Dowerin GWN7 Machinery Field Days has put Dowerin on the map, attracting more than 24,000 visitors every year. With long term plans to expand this event and exhibitor numbers steadily increasing the patronage at this event will continue to grow.

The Dowerin Accommodation Precinct, located adjacent to the site of the Dowerin Field Days and adjoining the Dowerin Community Club, provides a combination of self-contained units, caravan and camping sites. With no other comparable accommodation of this standard in the district, the new accommodation precinct will enable the Shire to leverage off its affiliation with the 'Wheatbelt Way' and 'Pioneers' Pathway' tourist trails and is expected to attract visitors for business and recreation all year round.

Pick up the phone and chat to our Shire CEO, Rebecca McCall to learn what Dowerin has to offer as a place to live, play and work on 0417 449 451 or source the information on the Shire website www.dowerin.wa.gov.au.

