



### 521 Spencer Street Albury NSW

- Comprising site of approx. 509m<sup>2</sup>
- Building area approx. 300m<sup>2</sup>
- Currently leased at \$16,600p.a. plus GST and Outgoings
- Two street frontages
- Positioned between Cinema Centre and Dan Murphys

**Building Size** : 300 sqm  
**Land Size** : 509 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murra-y-region/albury/commercial/retail/5851272>