

# Secure Investment



## 851 Ramsden Drive Albury NSW

- Building area of 373 sqm (approx.)
- Mezzanine area of 130 sqm (approx.)
- Well presented industrial building
- Current lease new three (3) year term with three (3) year option
- Tenant in place since 1991
- Specialist in engineering supply business
- Lessee responsible for all outgoings
- Net Rental \$45,455

**Building Size** : 373 sqm  
**Land Size** : 1267 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murray-region/albury/commercial/industrial/5851468>