



#### 474 Dean Street Albury NSW

- Comprising Two Retail Shops plus Three Bedroom residence
- Shop 474A area of 262 sqm approx
- Shop 474B area of 101 sqm approx
- Three Bedroom residence area of 102 sqm approx
- Net rent approx. \$117,000 per annum plus GST
- Superb Position
- Opportunity to improve

**Building Size** : 465 sqm

**Land Size** : 598 sqm

**View** : <https://www.dixoncre.au/sale/nsw/murra-y-region/albury/commercial/retail/5851572>

Terms: 10% Deposit, Balance 42 Days