



### 1-2/596 Hume Street Albury NSW

- High exposure location
- Site area approx. 690 sqm
- Building area approx. 208 sqm
- Main office comprising of four offices, kitchen and amenities
- Second suite at rear comprising open plan area, separate office, kitchen and amenities. Could double as a 1 brm flat (STCA)
- Additional offices / storage areas at rear
- On-site parking for 8 cars
- Zoning - B4 mixed use

**Building Size** : 208 sqm  
**Land Size** : 690 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murra-y-region/albury/commercial/offices/5851625>

TERMS: 10% deposit, balance 45 days