







1001 Waugh Road Albury NSW

Recently extended lease to August 2025

Secure lease with 6 month security deposit and Director's Guarantee

Annual rent reviews / Tenant pays all usual outgoings

Versatile, fully air conditioned building area of 628sqm plus 28 car parks - Constructed 2011

Significant landholding of 1,818sqm on major arterial with extensive corner exposure and dual access

Anytime Fitness: the worlds largest 24 hour fitness club with 2,400 locations across 20 countries (400+ in Australia and growing)

Albury/Wodonga: twin towns servicing a greater population estimated at circa 180,000

Net Rent: \$133,575 pa plus GST and outgoings

Building Size: 628 sqm **Land Size**: 1818 sqm

View : https://www.dixoncre.au/sale/nsw/murra y-region/albury/commercial/retail/58516

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