



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/5851691>