



#### 409 Tribune Street Albury NSW

- Land area of 670sqm (approx.)
- Total building area of 285sqm (approx.)
- Further rear shed of 80sqm (approx.)
- Classic red brick building
- Showroom/Office fronting Tribune St w/ own amenities
- Separately metered
- 2 Bedroom residence at rear w/ BIR
- A/C throughout
- Gas heating
- Current rent collected \$46,565 per annum
- Zoned Residential

**Building Size** : 285 sqm  
**Land Size** : 670 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murra-y-region/albury/commercial/offices/5851821>