



## 515 Ebdon Street Albury NSW

- Brand new, purpose built centre
- Complementary surrounding usage
- 2,257sqm\* landholding
- A premium, purpose built child care investment strategically positioned within the Albury/Wodonga "Twin-Cities".
- Key attributes of this rare offering include:
  - 20 Year lease to multi centre operator Kiewa Kids Early Learning with one (1) further term of (10) years.
  - Architecturally designed, purpose built child care centre and outdoor play spaces with permit for 87 places
  - Substantial landholding of 2,257sqm zoned General Residential
  - Desirable location with complimentary surrounding usage and dense retail amenity inclusive of West End Plaza, JB HI-FI, Woolworths, Target, Chemist Warehouse & Myer Centrepoint
  - Generous passing income of \$195,391 (As at Jan 19) with 3% annual increases
  - Strategic "Twin-City" location benefiting from substantial Albury/Wodonga catchment with trade population exceeding 120,000
  - Premium, purpose-built facility of 644sqm\*

**Building Size** : 644 sqm  
**Land Size** : 2257 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murra-y-region/albury/commercial/healthcare/5851903>