



### 12/519-525 Dean Street Albury NSW

Providing approximately 26 square metres, this small shopfront within City Walk Arcade is suitable for an entry level cafe operator.

City Walk Arcade is located on Albury's main retail ant track amongst national occupiers. It is centrally positioned between Albury's main shopping centres - Myer Centrepont and West End Plaza.

Opposite the Art Centre 'MAMA' and QEII square, City Walk Arcade offers modern amenities, energy efficient lighting and heating and cooling throughout with easy access from Dean Street and Volt Lane car park which has over 500 car parks.

**Price** : Contact Agent  
**Building Size** : 26 sqm  
**View** : <https://www.dixoncre.au/lease/nsw/murray-region/albury/commercial/retail/5852030>



**Chris Brown**  
**02 6055 0000**

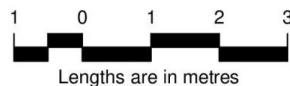


### Notations

Date of survey : 6th March 2013  
Area shown has been calculated using  
the guidelines in the Property Council  
of Australia  
Guide (March 1997)  
'Method of Measurement for Lettable  
Area'  
Method used : GLAR - Gross Lettable  
Area - Retail

Lease Area Plan  
Shop 12  
City Walk Arcade  
519-525 Dean Street Albury

Scale A4  
1 : 100



Co-ordinate Datum	Local	Sheet	1	of	1
Drawing No.	139016SV00	Version	1		
CAD Ref.	F:\13\139016\139016SV00				
Drawn By	ES	Checked By	JRH	Date	11/3/2013

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