



459 Townsend Street Albury NSW

LJ Colquhoun Dixon Real Estate are pleased to offer for sale by Expression of Interest this superbly located commercial investment property.

Situated on the corner of Townsend Street and Smollett Street in a prime central location is this two storey, fully let commercial investment.

The ground floor includes two well established coffee shops/restaurants. Shop 1 is occupied by The Proprietor and comprises an area of approximately 192 square metres and shop 2 is occupied by Clancy's Food Store and comprises an area of approximately 132 square metres.

In addition to the ground floor tenancies, there is also a residential unit on the first floor which comprises two bedrooms, living area, kitchen and bathroom and is accessed from Townsend Street.

The site comprises an area of approximately 354 square metres and has a frontage to Townsend Street of approximately 11.6 metres and a frontage to Smollett Street of 30.48 metres.

Building Size : 354 sqm
View : <https://www.dixoncre.au/sale/nsw/murray-region/albury/commercial/retail/5852125>



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