



### 583A Dean Street Albury NSW

Dixon Commercial Real Estate are pleased to offer this versatile space, prominently positioned on Dean Street within 100 metres of the Albury Post Office.

For a retailer, the existing fit-out allows an occupier to move straight in and operate from Day 1.

The space also allows for conversion into office and services with only a simple fit-out required.

Features include:

- Area available approximately 166 square metres.
- Open plan shop area with changerooms and racking.
- Rear storage room plus kitchenette.
- Toilet facilities.
- Heating and cooling.

To organise an inspection please contact the below leasing agents.

**Price** : \$45,000 pa plus GST and outgoings  
**Building Size** : 166 sqm  
**View** : <https://www.dixoncre.au/lease/nsw/murray-region/albury/commercial/retail/6420107>



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