



#### 469 Young Street Albury NSW

LJ Colquhoun Dixon Real Estate are pleased to offer for sale at Auction this outstanding commercial investment property.

- Five (5) year lease to O'Brien Auto Glass.
- Lease expires August 2024 with option.
- Current rent is \$49,595 per annum plus GST.
- Outgoings are payable by lessee.
- Zoning B4 Mixed Use.

The site is superbly positioned in Albury's Central Business District and enjoys enormous exposure to Young Street being a major arterial road in Albury.

It is prominently located and provides exposure to a major intersection and enjoys the benefit of being on the north east corner of the intersection.

The site comprises an area of approximately 687 square metres and has a frontage to Young Street of approximately 41 metres and a depth of 16.6 metres.

The landlord has recently added a loading bay with

**Building Size** : 330 sqm  
**Land Size** : 687 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murra-y-region/albury/commercial/other/6472178>



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