



## 601 Olive Street Albury NSW

L.J Colquhoun Dixon Commercial Real Estate is pleased to be able to offer for sale at Auction this outstanding central Albury commercial investment.

The property is situated two blocks north of Dean Street and is sited in close proximity to a major council car park.

Erected on the site is an office block, which in its former life, was occupied by the ABC radio station.

It is now split into two (2) tenancies comprising a gross building area of approximately 462 square metres.

The site comprises an area of approximately 1,233 square metres and has a frontage to Wilson Street of 40.61 metres and a frontage to Olive Street of 30.48 metres.

The net income from the two tenants is currently \$110,000 per annum plus GST and both tenants pay all outgoings.

The building has had a solid tenancy history and offers quality office accommodation at an affordable level.

**Building Size** : 462 sqm  
**Land Size** : 1233 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murra-y-region/albury/commercial/offices/6558395>



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