



### 3/518 Macauley Street Albury NSW

L.J Colquhoun Dixon Commercial Real Estate are pleased to offer for sale this superbly positioned commercial investment property.

The building comprises an area of approximately 188 square metres and is part of a three (3) lot strata commercial complex.

The building has been occupied by Statewide Sewing Centre for many years.

This tenant entered into a five (5) year lease in July 2018 and has two (2) options of lease renewal, each of five (5) years.

The current rent is \$27,854 per annum plus GST on a net basis with the tenant paying all outgoings.

The annual rent is adjusted to CPI with a market review due in the first year of any renewed term.

The property has new air-conditioning and a new roof has been recently installed.

**Building Size** : 188 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murra-y-region/albury/commercial/retail/6807647>



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