



## 190 North Street North Albury NSW

L.J Colquhoun Dixon Commercial Real Estate are pleased to offer for sale 190 North Street, North Albury via public auction on May 27th @ 2.30pm - a significant opportunity to acquire one of the last remaining strategic land holdings in Albury's tightly held industrial precincts.

The offering provides a multitude of future occupancy, subdivision and development opportunities (STCA); the process can commence immediately with the vacant nature of the parcel.

The property is uniquely positioned within the infill industrial precinct of North Albury, situated within immediate proximity to large residential catchments and skilled workforce areas, as well as key linkages such as the Hume Freeway. The precinct is land constrained with limited future land competition.

Key features include:

- Total site area approximately 20,000 sqm.
- Zoned Industrial 2 - Light Industrial in accordance with the Albury Local Environmental Plan 2010.
- Strategic location.

**Land Size** : 20000 sqm

**View** : <https://www.dixoncre.au/sale/nsw/murray-region/north-albury/commercial/development/6969991>



**Oscar Dixon**  
02 6055 0000



**Chris Brown**  
02 6055 0000