



612 - 614 Dean Street Albury NSW

L.J Colquhoun Dixon Commercial Real Estate are pleased to offer for sale this superbly positioned commercial freehold opportunity on Albury's main street.

The offering presents an opportunity for buyers to occupy, invest or develop (STCA) comprising two tenanted shopfronts on the ground level, with vacant office space above.

The ground floor comprises a total area of approximately 258 square metres and is occupied by both the Parliament of New South Wales - Justin Clancy, MP (148 sqm) and DMG Advice Albury Pty Ltd (110 sqm).

The first floor comprises approximately 145 square metres of vacant office space, which could be repositioned into residential or short-term accommodation (STCA), taking advantage of the strong AirBnB requirements in the region.

The property has rear access and on-site car parking, which is accessed from Globe Lane.

The total rent is \$71,915 per annum plus GST and

Building Size : 404 sqm
Land Size : 546 sqm
View : <https://www.dixoncre.au/sale/nsw/murray-region/albury/commercial/offices/7015933>



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