



182-184 Borella Road East Albury NSW

- Renewed Seven (7) year lease to 2028 plus options to 2042, with Metcash Guarantee
- Attractive net lease terms with tenant responsible for all usual outgoings as per the lease.
- A super trading store well above percentage rental threshold.
- As new, modern 1,534 sqm* store, rebuilt in 2014 with usual full-line departments including liquor.
- Substantial 3,509 sqm* site over two titles with 44 convenient on site car spaces.
- Located directly opposite the Albury Base Hospital, the second-largest regional health service in Victoria.
- Net Income: \$390,493 pa plus GST*

*approx.

Building Size : 1534 sqm
Land Size : 3509 sqm
View : <https://www.dixoncre.au/sale/nsw/murra-y-region/east-albury/commercial/retail/7081757>



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