



### 877 Ramsden Drive North Albury NSW

L.J Colquhoun Dixon Commercial Real Estate are pleased to offer for sale 877 Ramsden Drive, North Albury via public auction on August 12 at 11.00am - a unique opportunity to acquire a superbly positioned industrial premises in North Albury's tightly held industrial precinct.

The offering comprises two tenanted workshops with a total NLA of approximately 670 sqm. Both tenancies are subject to periodical leases, providing an opportunity for buyers to purchase for the purpose of an investment, or buy to occupy one or both workshops with the required notice period to the existing tenants. Tenant details below:

**Unit 1: Kurrupt Customs**  
 Building Area - approximately 401 sqm  
 Rent - \$18,724 per annum plus GST and outgoings  
 Term - Periodical

**Unit 2: IMCO Australasia**  
 Building Area - approximately 269 sqm  
 Rent - \$20,000 per annum plus GST and outgoings  
 Term - Periodical

**Building Size** : 670 sqm  
**Land Size** : 1267 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murra-y-region/north-albury/commercial/industrial/7087040>



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