



### 531 & 531A Kiewa Street Albury NSW

L.J Colquhoun Dixon Commercial Real Estate are pleased to offer for sale 531 Kiewa Street, Albury via public auction on August 19 at 2.30pm on-site.

Sitting on a site of 609 sqm and sold with two (2) quality tenants across a total net lettable area of 263 sqm, the offering represents a rare opportunity to acquire a prominent commercial investment centrally positioned on Kiewa Street and in close proximity to the Albury Post Office, West End Plaza, and Albury's main street, Dean Street.

531 Kiewa Street, Albury:

Tenant - Commonwealth of Australia t/a Department of Agriculture, Water & Environment

Building Area - Approximately 172 sqm

Lease: Three (3) years commencing October 2021

Option: Three (3) years

Rent: \$54,000 per annum (plus GST)

531A Kiewa Street, Albury:

Tenant - OCTEC Employment Services

Building Area - Approximately 95 sqm

**Building Size** : 263 sqm

**Land Size** : 609 sqm

**View** : <https://www.dixoncre.au/sale/nsw/murra-y-region/albury/commercial/offices/7098095>



**Oscar Dixon**  
02 6055 0000



**Chris Brown**  
02 6055 0000