



862 Ramsden Drive North Albury NSW

Dixon Commercial Real Estate are pleased to offer for sale 862 Ramsden Drive, North Albury, via public auction on Friday 2 June at 2.30pm on-site.

Investors have an opportunity to acquire the 525 sqm warehouse that is positioned on a site of approximately 1,279 sqm, and is offered for sale subject to a lease to Australian Laser Tech Pty Ltd.

Suitable to investors, this offering is superbly positioned in North Albury's tightly held industrial precinct, close to Fallon Street and easily accessible to Albury CBD and the Hume Freeway. The pertinent details of the property are listed below:

Lease Details:

Tenant - Australian Laser Tech Pty Ltd

Lease: Three (3) years commencing 25 May 2021

Option: Three (3) years

Rent: As at 26 May 2023, rental to be \$41,886 per annum (plus GST and outgoings)

Rent Reviews: Annual CPI Increases

Building Size : 525 sqm
Land Size : 1279 sqm
View : <https://www.dixoncre.au/sale/nsw/murray-region/north-albury/commercial/industrial/7556477>



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