



492 Dean Street Albury NSW

Dixon Commercial Real Estate are pleased to offer for sale 492 Dean Street, Albury via public auction on June 23 at 2.30pm on-site.

With a net lettable area of approximately 360 square metres over two (2) levels, the opportunity presents a freehold investment with two (2) quality and longstanding tenants.

The offering provides a rare opportunity to acquire a prominent retail investment in Albury's CBD, with a diversified tenant mix including a national apparel retailer (Just Jeans) and renowned hospitality operator (Level One Wine Bar).

Ground Level:
 Tenant - Just Jeans Pty Ltd
 Lease - Three (3) years commencing July 2022
 Option - N/A
 Rent - \$61,746 per annum (plus GST and outgoings)

Level One:
 Tenant - Level One Wine Bar Pty Ltd

Building Size : 360 sqm
View : <https://www.dixoncre.au/sale/nsw/murra-y-region/albury/commercial/retail/7579375>



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