



596-600 Atkins Street South Albury NSW

Dixon Commercial Real Estate are pleased to offer for sale 596-600 Atkins Street, South Albury, via public auction on Friday 1 September, 2023 at 2:30pm on-site.

Investors have an opportunity to acquire this fully tenanted diversified investment with solid cash flow from 19 tenancies generating a gross income of approximately \$140,000 per annum plus GST. With a strong history of tenant retention and further rental growth opportunity, this site of approximately 4,012 square metres is positioned in South Albury's tightly held industrial precinct, close to Albury's CBD.

Comprising a building area of approximately 1,760 square metres, this rare offering boasts 19 units/warehouses ranging from 36 square metres to 390 square metres.

Key features include:

- Various lease terms with further rental growth opportunity.
- Secure and diversified investment.
- Rent now, develop later.
- Choose a shed to own and occupy with income from

Building Size : 1760 sqm
Land Size : 4012 sqm
View : <https://www.dixoncre.au/sale/nsw/murray-region/south-albury/commercial/industrial/7663186>



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