



442 Swift Street Albury NSW

Dixon Commercial Real Estate are pleased to offer for sale this superbly positioned commercial freehold investment, positioned on Swift Street within 200 metres of Dean Street, Albury.

The offering presents an opportunity for buyers to invest in a very well-presented and maintained building occupied by a well-established and reputable tenant.

The total site area is approximately 451 square metres, comprising a building area of approximately 200 square metres with multiple offices, on-site amenities, and rear carpark with access off Macauley Street.

This property is currently occupied by ARTT Advice, who entered into a 5-year lease on 1 November 2019, with 2 x 5-year options.

The rent is \$44,911.80 per annum plus GST and outgoings, which is adjusted annually by CPI with a market review due in the first year of any renewed term.

Terms: 10% deposit, balance 60 days.

Building Size : 200 sqm
Land Size : 451 sqm
View : <https://www.dixoncre.au/sale/nsw/murray-region/albury/commercial/offices/7713459>



Chris Brown
02 6055 0000



Marcus Quigley
02 6055 0000