



### 3/557 Dean Street Albury NSW

Dixon Commercial Real Estate are excited to offer for lease the premises at Tenancy 3, 557 Dean Street: a 217 square metre shopfront on Albury's Ant Trail - the iconic retail strip between West End Plaza and Myer Centrepoint.

Suited to both hospitality or retail, this offering provides huge scope for occupiers to trade amongst national brands on Albury's main street.

Key features of this offering include:

- Area of 217 square metres
- Existing grease trap, exhaust, flue and cool room
- Existing liquor licence
- Iconic Albury building with prominent heritage facade
- High pedestrian traffic.

For more information or to arrange an inspection, please contact the below agents.

**Price** : \$70,000 pa plus GST and outgoings  
**Building Size** : 217 sqm  
**View** : <https://www.dixoncre.au/lease/nsw/murray-region/albury/commercial/leisure/7735656>



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