



### 16/519-525 Dean Street Albury NSW

Suitable for an office or retail occupant, this space is an affordable opportunity for anyone looking to start up establish their business in central Albury.

The shop is located in City Walk Arcade adjoining The Athletes Foot, Modern Boba, Yums Sandwich Bar, Greenstreet and various beauty industry businesses.

Area approximately 28 square metres.

City Walk Arcade is located on Albury's main retail ant track amongst national occupiers. It is centrally positioned between Albury's main shopping centres - Myer Centrepont and West End Plaza.

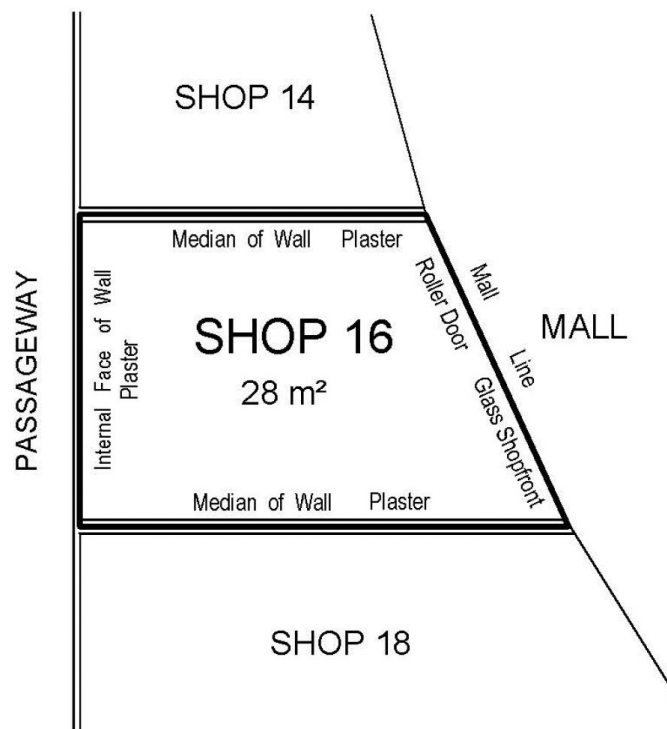
Opposite the Art Centre 'MAMA' and QEII square, City Walk Arcade offers modern amenities, energy efficient lighting and heating and cooling throughout with easy access from Dean Street and Volt Lane car park which has over 500 car parks.

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

**Price** : Contact Agent  
**Building Size** : 28 sqm  
**View** : <https://www.dixoncre.au/lease/nsw/murray-region/albury/commercial/retail/7767354>



**Chris Brown**  
**02 6055 0000**

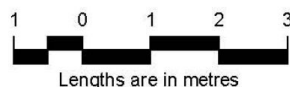


### Notations

Date of survey : 6th March 2013  
 Area shown has been calculated using  
 the guidelines in the Property Council  
 of Australia  
 Guide (March 1997)  
 'Method of Measurement for Lettable  
 Area'  
 Method used : GLAR - Gross Lettable  
 Area - Retail

Lease Area Plan  
 Shop 16  
 City Walk Arcade  
 519-525 Dean Street Albury

Scale A4  
 1 : 100



Co-ordinate Datum	Local	Sheet	1	of	1
Drawing No.	139016SV00	Version	1		
CAD Ref.	F:\13\139016\139016SV00				
Drawn By	ES	Checked By	JRH	Date	11/3/2013

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