



## 637 Dean Street Albury NSW

Dixon Commercial Real Estate are pleased to offer for sale 'The Beehive Building', a landmark CBD retail investment on Albury's main street, via an on-site auction on Friday December 1st at 2.30pm..

The prominent corner site is positioned on a total area of approximately 360 square metres, and has a 14-metre frontage to Dean Street, and a 26-metre frontage to Townsend Street. The site is complemented with rear lane access off Townsend Street.

This fully leased investment comprises four (4) separate tenancies totalling a Net Lettable Area of 463 square metres, of which three (3) tenancies are positioned on street level, and one (1) tenancy on Level 1.

The net passing income is \$103,236 per annum, with each tenancy occupied on long-term tenures with varying expiries.

The offering presents an opportunity for buyers to invest in the medium to long-term, with an opportunity for future development (STCA) of an iconic Albury building.

**Building Size** : 463 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murray-region/albury/commercial/retail/7795627>



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