



### 581 Hovell Street South Albury NSW

Dixon Commercial Real Estate are pleased to offer for sale 581 Hovell Street South Albury, via public auction on Friday 1 March at 11am on-site.

This corner site is positioned close to Albury's CBD and has a total area of approximately 632 square metres with a 40-metre frontage to Townsend Street, and a 17-metre frontage to Hovell Street.

This leased investment comprises two (2) separate tenancies with a total net passing income of \$46,742 per annum + GST (tenants pay outgoings). The warehouse tenancy comprises of 240 square meters with the office tenancy comprising 112 square meters, which can be made available immediately for an owner/occupier.

The offering presents an opportunity for buyers to invest in the short term, with an opportunity to occupy or develop (STCA).

The pertinent lease details of the investment are listed below:

**Building Size** : 352 sqm  
**Land Size** : 632 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murra-y-region/south-albury/commercial/industrial/7901878>



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