



## 478 David Street Albury NSW

Dixon Commercial Real Estate are pleased to offer for sale 478 David Street, Albury via public auction on Friday 1 March at 2.30pm on-site.

The opportunity presents a prominent commercial investment superbly positioned within Albury's CBD; only 100 metres from Dean Street.

The site comprises an area of approximately 525 square metres and has a frontage to David Street of 11 metres. The subject property comprises a building area of 167 square metres and features modern and newly renovated office accommodation and amenities, new air-conditioning and rear car parking for up to seven (7) vehicles.

The premises are occupied by Stewart Gould Real Estate, who are a strong performing Estate Agent and renowned as a market leader.

### Lease Details:

Tenant: Stewart Gould Real Estate

Net Rent: \$46,236 per annum + GST

Lease Commencement: 1 March, 2021

**Building Size** : 167 sqm  
**Land Size** : 525 sqm  
**View** : <https://www.dixoncre.au/sale/nsw/murray-region/albury/commercial/offices/7901879>



**Oscar Dixon**  
02 6055 0000



**Chris Brown**  
02 6055 0000