



## PRIME RETAIL INVESTMENT | ALBURY CBD

This prominent property is located within close proximity to Dean Street, Albury.

Neighbouring Regent Cinema Centre and Myer Centerpoint, location couldn't be more exclusive.

Current tenant - Full Cycle Albury has occupied the building for 11 years.

New three (3) Year Lease commenced 1st July 2017

Two (2) further options of three (3) Years

Net rental collected is \$108,150 per annum plus GST plus outgoings.

Annual fixed increases of 3%.

Site area 500 sqm (approx.)

Total Building area 860 sqm (approx.) over two levels.

Desirable B3 - Commercial Core Zone.

<b>Price</b>	Price on Application
<b>Property Type</b>	Commercial
<b>Property ID</b>	19
<b>Land Area</b>	500 m2
<b>Office Area</b>	860 m2

### AGENT DETAILS

Corey Finlay - 0422 719 736

Scott Mann - 0403 014 249

### OFFICE DETAILS

AW Commercial Real Estate  
0403 014 249



*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*