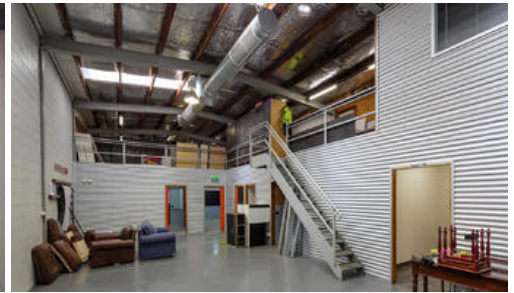
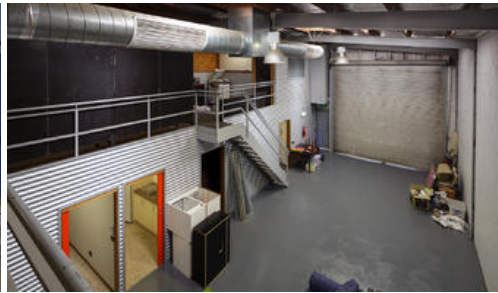




481 Young Street, Albury



## FREESTANDING OFFICE/WAREHOUSE | OWNER OCCUPIER OPPORTUNITY

Located in Alburys CBD & positioned among national retailers an outstanding opportunity exists to purchase a quality commercial property with great versatility.

The vibrant office component is immaculate & includes reception, 2 x offices plus large open work-space. There is a high clearance warehouse, extensive amenities plus mezzanine level.

The site has rear access via COD Lane providing easy access, additional parking and development upside (STCA).

Features include; Modern A/C office/showroom, extensive on-site parking & enormous exposure.

With adjacencies to Repco, Petbarn, First Choice, Baker Motors, O'Brien Glass & Cycle Station the property is ideally suited to trade sales & service usages.

Building Area - 302 sqm (incl. 100 sqm mezzanine).

Site Area - 465 sqm approx.

Zone - B4 Mixed Use.

<b>Price</b>	Price on Application
<b>Property Type</b>	Commercial
<b>Property ID</b>	58
<b>Land Area</b>	465 m2
<b>Office Area</b>	110 m2
<b>Warehouse Area</b>	192 m2

### AGENT DETAILS

Scott Mann - 0403 014 249  
Corey Finlay - 0422 719 736

### 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.*